

Date July 7, 2010

Mr. Don Ashton  
Deputy Executive Officer  
Los Angeles County Board of Supervisors  
Room 383, Kenneth Hahn  
Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Mr. Ashton:

Subject: JET INN MOTEL (R 2008-02179-(2))

Use: Conditional Use Permit 2010000038

Address 4542 WEST SLAUSON AVENUE

LOS ANGELES, CA 90043

VIEW PARK ZONED

Zoned District

Related zoning matters:

Tract or Parcel Map No. \_\_\_\_\_

Change of Zone Case No. \_\_\_\_\_

Other Conditional Use - Continued  
Operation

This is a notice of appeal from the decision of the Regional Planning Commission on:  
(Check One)

\_\_\_\_\_ The Denial of this request

X \_\_\_\_\_ The Approval of this request

\_\_\_\_\_ The following conditions of the approval:

\_\_\_\_\_

Briefly, the reason for this appeal is as follows:

SEE ATTACHED JUNE 22, 2010 ADDRESSED  
LOS ANGELES COUNTY REGIONAL PLANNING

ALSO ATTACHED LETTER DATED APRIL 23, 2010  
ADDRESSED TO ROBERT GLAZER, OF LA REGIONAL  
PLANNING

Enclosed is a check (or money order) in the total amount of \$ 789.00.  
The amount of \$1,578.00 for applicants or \$789.00 for non-applicants is to cover the  
Regional Planning Department's processing fee.

  
(Signed) Appellant

THEODORE L. IRVING  
Print Name  
RESIDENT, UNITED HOMEOWNERS ASSOC.  
4242 VICTORIA AVE  
Address  
LA CA 90008

(323) 691-6839

Day Time Telephone Number

tkcphi@aol.com

E-mail Address

# *Ladera Heights Civic Association*

laderaheights.org

5357 Centinela Ave, Los Angeles, CA 90045

310-641-2294

April 23, 2010

Robert S. Glaser  
Special Projects  
Los Angeles County  
Department of Regional Planning

Mr. Glaser

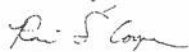
The Ladera Heights Civic Association is a community-based organization representing the residents of over 4,400 homes. One of the goals of our Association is to promote and maintain a safe and attractive residential community. In pursuit of this goal, our Association has been asked to contact you regarding the zoning permits pending renewal for the Jet Motel located at 4542 W. Slauson Ave, Los Angeles, CA 90043.

Mr. Will Nieves, the property owner's representative, attended our March 18, 2010 meeting and provided an overview of the permit renewal process. It is our belief that a public hearing date has not yet been determined. We understand from Mr. Nieves that if all basic factors are in place upon review, the County will allow the establishment to continue operation with minor improvements to the interior and exterior.

The Ladera Heights Civic Association respectfully requests the Department of Regional Planning give serious consideration to the information recently provided to you by Lt. Gautt of the LASD. You will find the Sheriff responded to quite a few calls over the past 5 years, many of which were high risk. At a glance, they have inadequate lighting and no apparent security.

We feel it is imperative the Jet Motel be required by Regional Planning to mitigate any inadequacies that promote negative activities. Our residents are concerned for the safety of this community and as our neighbor we expect the Jet Motel to promote and maintain a safe environment.

Sincerely



Ronni Cooper  
President, Ladera Heights Civic Association

cc:

Erin Stennis, Deputy to Supervisor Mark Ridley-Thomas  
Sgt. Ron Thrash, LASD  
Lt. R. Gautt, LASD  
Captain O. Victory, LASD  
Allan Boodnick, V.P., LHCA  
Margaret Bowers, V.P., LHCA  
Ron Woods, Treasurer, LHCA



**UNITED HOMEOWNERS ASSOCIATION, INC.**

**P.O. Box 43338  
Los Angeles, CA 90043  
(323) 692-8302  
[www.uha1979.org](http://www.uha1979.org)**

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June 22, 2010

Robert Glaser  
Department of Regional Planning,  
Hall of Records, Room 1340,  
320 West Temple Street,  
Los Angeles, California 90012

Re: **PROJECT NUMBER R2008-02179 – (2)  
CONDITIONAL USE PERMIT NUMBER 2010000038  
Jet Inn Motel  
4542 West Slauson Avenue  
Los Angeles, CA 90012**

The United Homeowner Association is opposed to granting an approval of a conditional use permit for the continued use of the above referenced property and respectfully requests that the Regional Planning Commission denied the application. Our community has several concerns regarding the operation of the business, appearance of the facility and the overall impact it has on the local economy and welfare of the community.

Environmental Document

The environmental document use for the conditional use application should not be a Categorical Exemption, but rather a mitigated Negative Declaration at the very minimum. The Categorical Exemption suggests that there are not impacts from the motel's continued operation and that is not the case. Currently, the motel operation has direct and indirect impacts on the adjacent properties and surrounding community and there is no indication from a review of the application and its Burden of Proof Statement that substantial changes will be made to the motel's operation or appearance that would eliminate these impacts to the community.

For example, the Jet Inn Motel impacts the Los Angeles County public service systems. The motel has been a source of criminal activity over the years and its operation has placed an unusually high demand on law enforcement resources. Research indicates that over 150 calls/incidents have been documented by the Los Angeles County Sheriff's Department Marina Del Rey Division to address nuisance and criminal activity at the site. Additionally, motel activity places demands on the County's court system, social services system and other public services stemming from the law enforcement activities. Identifying the motel operation's impact on the public services is the first in determining what can be done to reduce its current and future impact on the View Park/Windsor Hills community and on the County of Los Angeles.

The motel has not experienced any improvements in the past thirty years. The application indicates some cosmetic improvements are planned but it does not state that any modernization of the facility



to improve the function of the motel will be included. No permits were found that indicated any enhancements have been made to the electrical, plumbing, heating or air conditioning systems. The operational and mechanical systems are not consistent with many of today's energy savings technologies such as high-efficiency toilets, shower heads, tankless water heater systems, and energy efficient dishwashers, washers and dryers, energy efficient windows and doors, air filtration systems, etc. The motel will continue to be inconsistent with the Los Angeles County programs and initiatives for Green Buildings. To allow the operation to continue with obsolete systems will lead to unnecessary demands on the public's water and power resources and systems and in conflict with many of the policies related to goals for reducing CO2 emissions, energy and water consumption.

In addition to its impact on the County's public service system, the motel operation adversely impacts the surrounding neighborhood businesses. The motel does not attract patrons from outside of the County, but rather it functions as an emergency shelter facility and sometimes prostitution facility. The motel is listed on the Motel/ Voucher Resource Directory prepared by the Los Angeles County Emergency Food and Shelter Program Local Board (See Exhibit A). Agencies that participate in the County's Emergency Food and Shelter Program direct their clients to the motel for short term stays and these clients rarely, if ever, have enough resources to patronize the nearby businesses. Frequently, the shelter clients are observed asking for money near the neighborhood businesses. The presence of the emergency shelter clients discourages others from the using the motel. Members of the United Homeowners Association have indicated that they would never consider using the motel because of the patrons that the Jet Inn Motel attracts. The reluctance of the surrounding community to use the motel means the surrounding businesses suffer.

These are just a few of the environmental impacts from the current motel operation that will continue if no environmental analysis is performed and mitigation measures are imposed. The Categorical Exemption is the incorrect environmental document for this project and should not be used to make this decision on the conditional use application.

#### Burden of Proof Statement

The applicant is not genuine in his response to the statements in the Burden of Proof supplement to the Conditional Use application. Consequently, the applicant can be expected to operate the motel in a less than genuine manner. Such an approach to operating a business in this community will adversely impact us all.

*The continued use of the motel will adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area.*

As mentioned earlier, the motel operates as a shelter and affects the peace, comfort or welfare of persons residing or working in the surrounding area. Emergency shelter patrons routinely leave the motel with little or no money and are observed asking for money from the patrons of the nearby businesses. Area residents are made uncomfortable by the motel patrons and their behavior when refusal to give money. The surrounding community is discouraged from participating in the neighborhood commercial district because of the presence of the patrons of the motel.

On the property, the appearance and functional obsolescence diminishes the sense of pride that is embraced among the area residents and workers and visitors to the area. The swimming pool does not function as it has been drained and unused for many years (See Figure 4). The exterior perimeter of the building has not been adequately maintained or upgraded. In addition to the broken

elevator, several indoors and outdoors lights were observed broken or missing; peeling paint, very worn carpet and trash cans in the hallway were observed. (See Figure 6,7 & 8). The motel is not consistent with mandates of the American with Disabilities Act (AD) which requires access for the handicapped and others. The wall-unit air conditioners appear to be the original units, which are not compliant with energy saving policies. The motel sign extends into the public sidewalk and represent a health and safety hazards for users of the sidewalk.(See Figure 9) Members of our organization observed the functional obsolescence of the motel, its poor maintenance and appearance regularly as they travel to and from their homes and place of work. The motel detracts from high quality of life the community strives to maintain.

These are just a few comments from a casual observation when the site was visited, but much more could easily be revealed with a thorough inspection.

*The continued use **will** be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site*


The Windsor Hills/View Park neighborhood commercial district relies on the synergy of various businesses in the vicinity to be successful and the Jet Inn Motel has been detrimental to the synergy of neighborhood commercial district. Beyond the operating primarily as an emergency shelter facility (and secondarily as a hourly motel for prostitution), the Jet Inn Motel fails to attract any customers from outside of the community such as those travelers to Los Angeles or visitors to the surrounding Windsor Hills, View Park or Ladera Heights communities. The adjacent restaurants east of the motel, such as Simply Wholesome, do not benefit from the primary use of the motel as a shelter and neither does the La Louisianne. The church across the street does to benefit from the motel operation and the site of the former carwash is also adversely impacted by the limited number of motel guests with vehicles. The continued use of the motel with its questionable operation, functional obsolescence and poorly maintained facility will be detrimental to the use, enjoyment or valuation of property of others within the same vicinity.

*The continued use of the motel **would** jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare of the persons living or working in the community.*

As mentioned above the motel operates primarily as an emergency shelter, secondarily as a place of prostitution and its continued operation will likely continue to be a problem for the community and for the County of Los Angeles. As stated in the application, cosmetic renovations are being performed to attract more visitors or users of the emergency shelters. However, no functional or technical improvements are being proposed that would enhance the motel's operation to attract visitors from the Los Angeles region or beyond. No statements regarding the repair of the pool, elevator, or carpet have been made. There is no indication of upgrades to improve energy efficiencies with newer windows, improvement air conditioning units, or water saving devices. No discussions about improved technology, improved efficiencies, or improved accommodations. The sign in the front the building continues advertise "Color RCA" televisions, when today's travelers are seeking cable channels, free wi-fi access, smoke-free rooms, pool and spa, fitness facilities and many more amenities. Since the proposed improvements are cosmetic, it seems the continued operation will likely be a menace to the public safety and general welfare for this community and for the County of Los Angeles.

The United Homeowners Association respectfully requests that the Regional Planning Commission **DENY** the application for a conditional use permit for the continued use of the Jet Inn Motel, as it is evident that it would continue to be a menace to our community. Also, we respectfully request that the Regional Planning Commission take the necessary and appropriate steps to close the Jet Inn Motel operation once and for all.

Regards,



Theodore L. Irving  
President

Cc: Dan Rosenfeld, Senior Deputy for Economic Development, Sustainability and Mobility  
Erin Stennis, Deputy to Second District Supervisor Mark Ridley-Thomas  
Troy Green, Vice President United Homeowners Association  
Land Use Process Action Committee  
Ronni Cooper, President LHCA  
Allan Boodnick, Vice President LHCA

Attachments:

Motel Voucher Resource Directory 2010  
Photos



**Emergency Food and Shelter Program**  
Los Angeles Local Board

# HOTEL/MOTEL LISTING 2010

c/o United Way of Greater Los Angeles  
1150 S. Olive Street, Suite T500  
Los Angeles, CA 90015

Tel. 213.808.6220  
Fax. 213.808.6532

[www.losangelesefsp.org](http://www.losangelesefsp.org)

**Exhibit A**

### **MOTEL/MOTEL VOUCHER RESOURCE DIRECTORY**

**Prepared by:** Los Angeles County Emergency Food & Shelter Program Local Board  
C/O United Way of Greater Los Angeles  
1150 S. Olive St., Suite T500  
Los Angeles, CA 90015  
Tel: (213) 808-6610  
Fax: (213) 808-6532

Elizabeth Heger, EFSP Director  
Kelly L. Fitzgerald, EFSP Program Associate  
Pamela Wright, EFSP Program Associate

**Published:** Spring 2010

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Hollywood Inn Express South	141 N. Alvarado St.	Los Angeles	90026	(213) 413-6699
Hollywood Stars Inn	5345 Sunset Blvd.	Los Angeles	90027	(323) 462-0062
Oracle's Place	8288 S. Figueroa Place	Los Angeles	90003	(323) 385-3624
Jet Inn	4542 W. Slauson Ave.	Los Angeles	90043	(323) 778-7575
Kipling Hotel	4877 West Third Street	Los Angeles	90020	(213) 287-2241
Las Palmas Motel	7913 S. Main Street	Los Angeles	90003	(323) 753-8120
Little Tokyo Hotel	327 ½ East First Street	Los Angeles	90012	(213) 617-0128
Madison Hotel	423 E. 7 <sup>th</sup> St.	Los Angeles	90014	(213) 622-1508
Mayfair Hotel	1256 W. 7 <sup>th</sup> St.	Los Angeles	90017	(213) 484-9789
Motel De Ville	1123 W. 7 <sup>th</sup> St.	Los Angeles	90017	(213) 624-8474
Orchid Hotel	10720 S. Figueroa Street	Los Angeles	90061	(323) 242-8181
Paradise Inn	10621 Vermont Ave.	Los Angeles	90044	(323) 750-8424
Paradise Motel	11750 W. Washington Blvd	Los Angeles	90066	(310)390-4044
Quality Inn & Suites	1901 W. Olympic Blvd.	Los Angeles	90006	(213) 385-7141
Relax Inn	1269 S. La Brea Ave.	Los Angeles	90019	(323) 939-3772
Royal Oak Inn	7110 S. Vermont Ave.	Los Angeles	90044	(323) 750-8424
Royal Pagoda Motel	995 N. Broadway	Los Angeles	90012	(213) 617-3077
Santa Barbara Motel	1758 W. MLK Blvd.	Los Angeles	90062	(323) 296-2576
Safe Haven	2501 East 113 <sup>th</sup> Street	Los Angeles	90003	(323) 567-1253
Stillwell Hotel	838 S. Grand Ave.	Los Angeles	90017	(213) 627-1151
Stewart Hotel	718 S. Union Ave.	Los Angeles	90057	(213) 413-8100
Travelodge	1401 N. Vermont Ave.	Los Angeles	90027	(323) 665-0879
Vernon Motel	451 E. Vernon Ave.	Los Angeles	90011	(323) 233-4989
Yorkshire Apartments & Hotels	710 S. Broadway Street	Los Angeles	90014	(213) 612-0348
<b><u>Lynwood</u></b>				
Clover Motel	12429 Long Beach Blvd.	Lynwood	90262	(310) 637-5753
<b><u>Monterey Park</u></b>				
Com-On Inn	1560 Monterey Pass Rd.	Monterey Park	91754	(323) 263-9888
<b><u>Norwalk</u></b>				
Best Western	10902 Firestone Blvd.	Norwalk	90650	(562) 929-8831
<b><u>Palmdale</u></b>				
E-Z 8 Motel	430 West Palmdale Blvd.	Palmdale	93550	(661) 273-6400
Malhi's Inn	217 E. Palmdale Blvd.	Palmdale	93551	(661) 273-5106
Motel 6	407 W. Palmdale Blvd.	Palmdale	93551	(661) 272-0660
<b><u>Pasadena</u></b>				
Best Western	2156 E. Colorado Blvd.	Pasadena	91107	(626) 793-9339
Pasadena Travelodge	2131 E. Colorado Blvd.	Pasadena	91107	(626) 797-2402
Siesta Inn Motel	2855 E. Colorado Blvd.	Pasadena	91107	(626) 795-2017
Swiss Lodge	2800 E. Colorado Blvd.	Pasadena	91107	(626) 449-1122
Vagabond Inn	1203 E. Colorado Blvd.	Pasadena	91106	(626) 449-3170
West Way Inn	1599 E. Colorado Blvd.	Pasadena	91106	(626) 304-9768
<b><u>Pico Rivera</u></b>				
Angels Motel	6623 Rosemead Blvd.	Pico Rivera	90660	(877) 747-8713



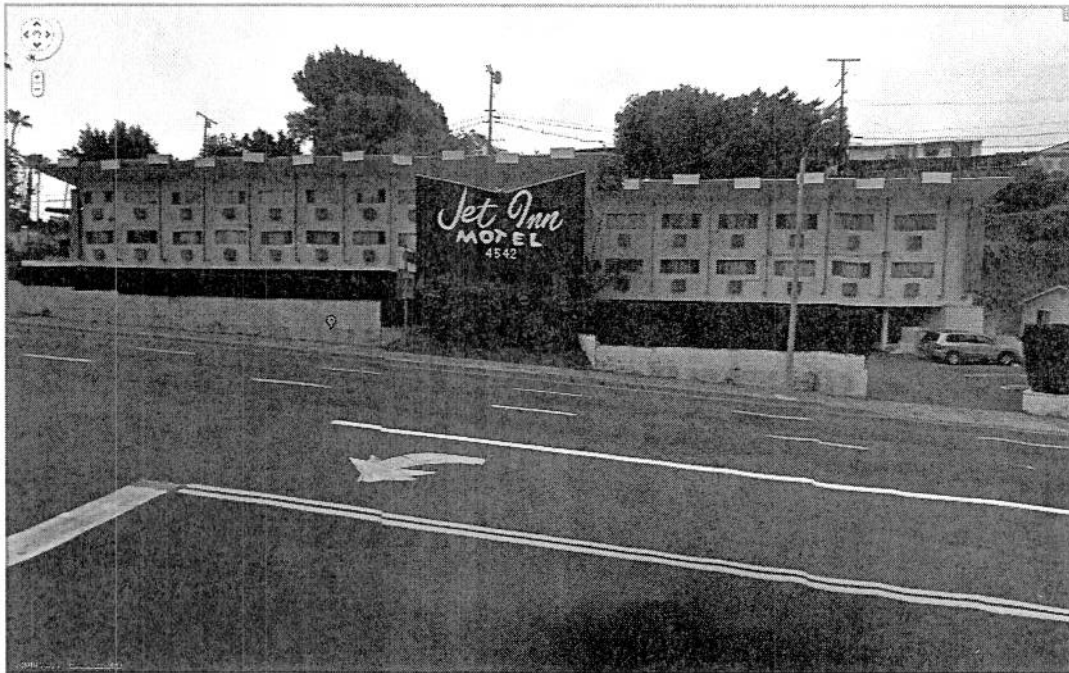


Figure 1 Front Elevation

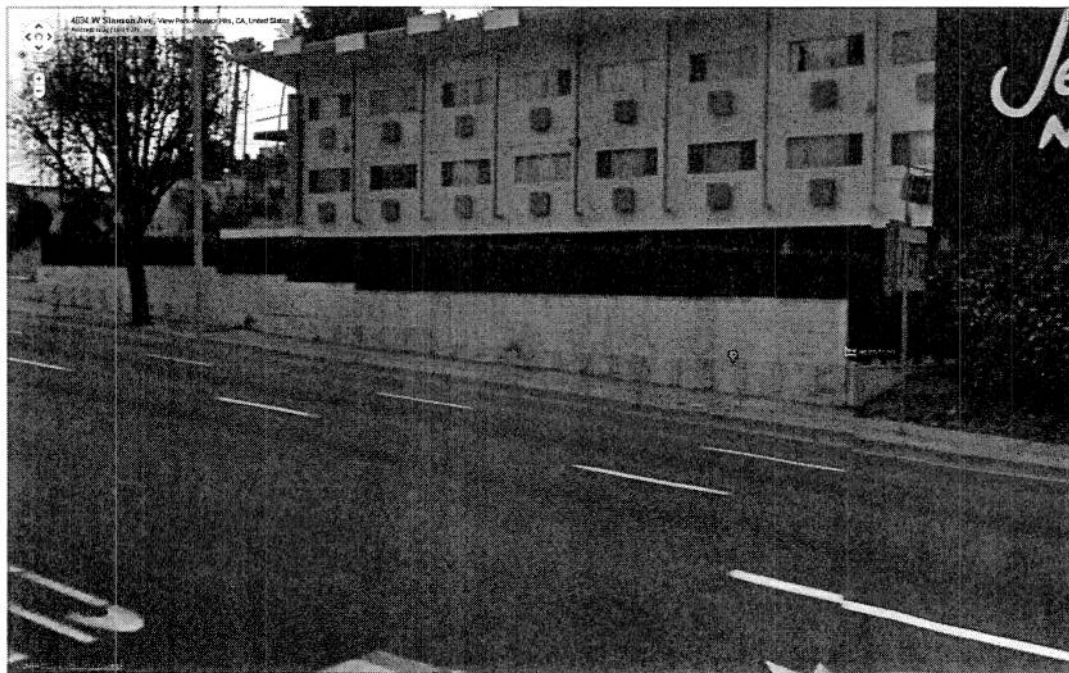


Figure 2 Street / Landscaping

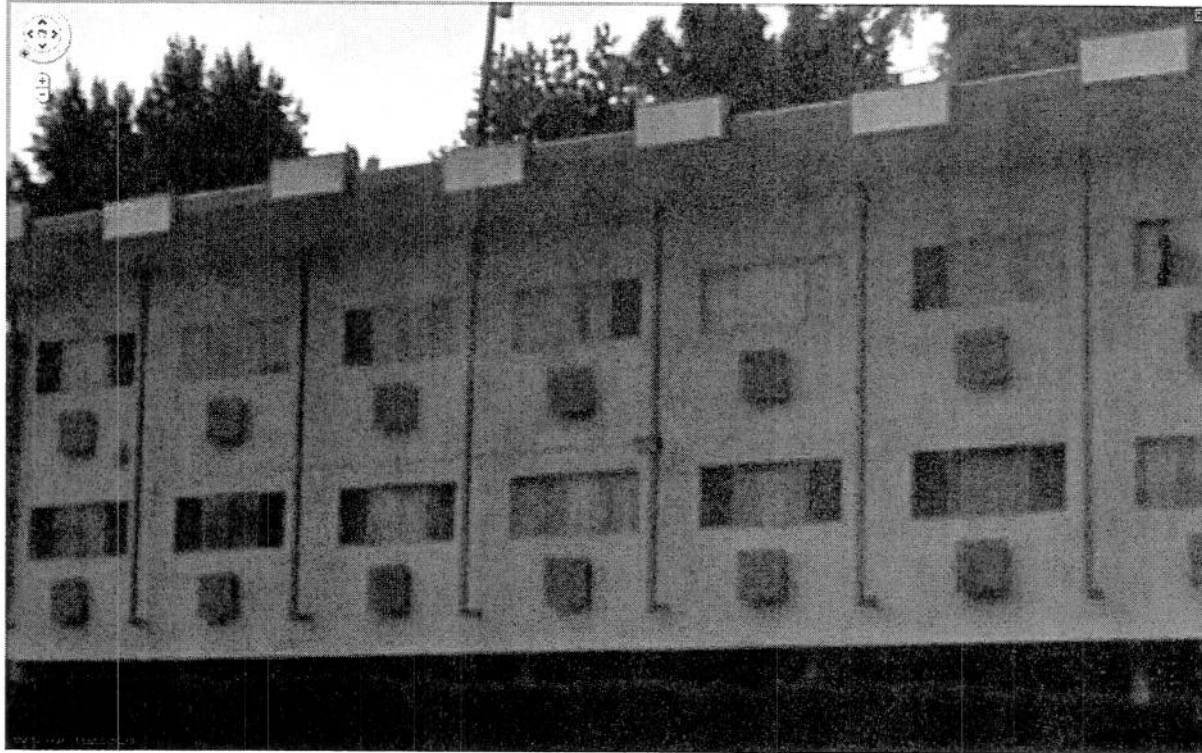


Figure 3 Aluminum Windows

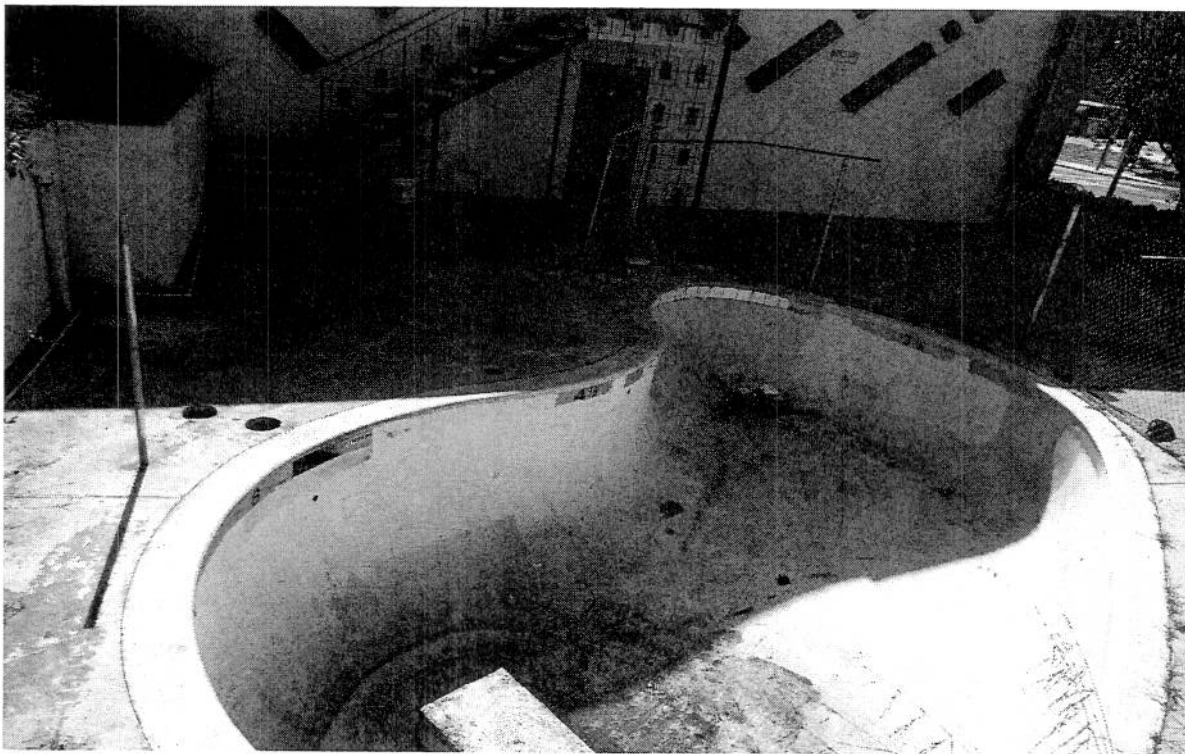


Figure 4 Broken Swimming Pool



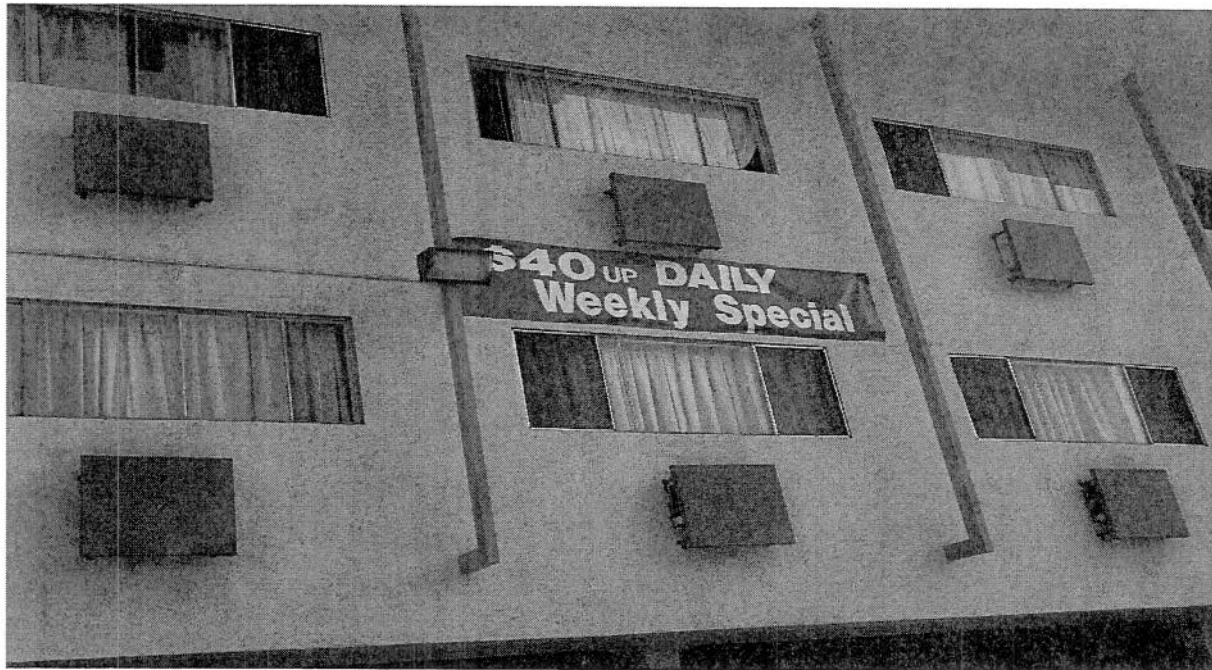


Figure 5 Daily Rates advertised

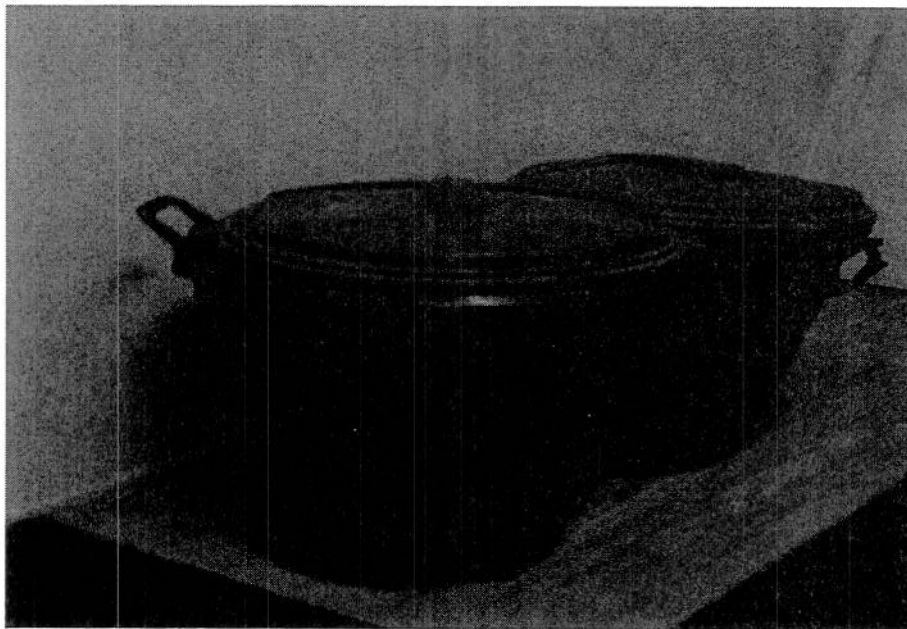


Figure 6 Trash Cans in the Hallway



Figure 7 Soiled laundry in hall floor



Figure 8 Broken Elevator

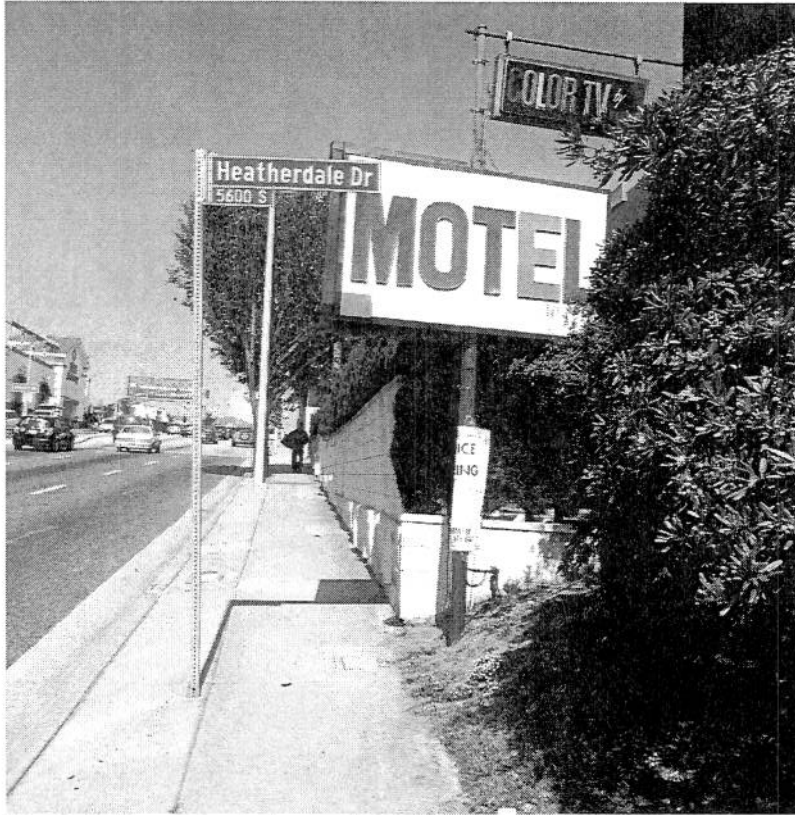


Figure 9 Sign extended over the sidewalk



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

June 23, 2010

**CERTIFIED MAIL – RETURN RECEIPT REQUESTED**

**REGARDING: PROJECT NUMBER R2008-02179 – (2)  
CASE: CONDITIONAL USE PERMIT NO. 201000038  
4542 W. SLAUSON AVENUE, LOS ANGELES, CA 90043  
VIEW PARK ZONED DISTRICT**

Dear Applicant:

The Regional Planning Commission, by its action of, **APPROVED** the above described project and entitlement. The attached documents contain the Regional Planning Commission's findings and conditions relating to the approval. Please carefully review each condition. Condition No. 6 requires that the permittee file an affidavit accepting the conditions before the grant becomes effective.

The applicant or/and other interested person may appeal the Regional Planning Commission's decision to the Board of Supervisors through the office of Sachi A. Hamai, Executive Officer, Room 383, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012. Please contact the Executive Office for the amount of the appeal fee at (213) 974-1426. The **appeal period for the project will end at 5:00 p.m. on July 7, 2010**. Any appeal must be delivered in person to the Executive Office by this time. If no appeal is filed during the specific period, the Regional Planning Commission action is final.

Upon completion of the appeal period, please notarize the attached acceptance forms and **hand deliver** this form and any other required fees or materials to the planner assigned to your case. Please **make an appointment** with the case planner to assure that processing will be completed expeditiously.

For further information on appeal procedures or any other matter pertaining to these approvals, please contact Rob Glaser of my staff at (213) 974-4971 or email at [rglaser@planning.lacounty.gov](mailto:rglaser@planning.lacounty.gov). Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING  
Richard J. Bruckner  
Director

Samuel Dea, Supervising Regional Planner  
Special Projects Section

Enclosures: Findings and Conditions, Affidavit (Permittee's Completion)  
c: BOS; DPW (Building and Safety); Zoning Enforcement, Erin Stennis (BOS), Ronnie Copper (LHCA), Jeff Daniels (UHA), Theodore Irving (UHA), Sally Hampton, (testifiers).

RJB:SD:rg





# Los Angeles County Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

June 23, 2010

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RJB:SD:rg

**FINDINGS AND ORDER OF  
THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES**

**PROJECT NUMBER R2008-02179 – (2)  
CONDITIONAL USE PERMIT NO. 201000038**

**REQUEST:**

The applicant, Jet Inn Motor Motel, is requesting a Conditional Use Permit to operate a motel with less than required parking per current code in the C-2 (Neighborhood Business) zone, pursuant to Section 22.28.160 of the Los Angeles County Zoning Code. Although the motel was lawfully established prior to conditional use permits for motels in the C-2 zone, the applicable amortization period has expired. Therefore, the approval of this grant will authorize the continued operation of a 41-room motel with 36 parking spaces as originally developed, which is five (5) fewer spaces than would be required under current standards. This motel is not required to meet current parking standards pursuant to 22.56.1510 of the Los Angeles County Code under the continuation of a legally established non-conforming use, building, and structure, since no alteration or addition to the building is being proposed.

**HEARING DATE: JUNE 23, 2010**

**PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION:**

A duly noticed public hearing was held on June 23, 2010 before the Regional Planning Commission (Commission). Commissioners Rew, Valadez, Bellamy and Helsley were in attendance for the Public Hearing and Commissioner Modugno was absent. Additional correspondence was provided to the Commission.

The Commission heard the staff report and testimony from the applicant's representatives, Mr. Will Nieves and David Bilford. The applicant's representatives refuted the validity of the crime statistics provide by the Sheriff's Department and requested the Commission to modify the conditions of approval regarding the following areas:

- Extending the term of the grant from ten (10) years to twenty (20) years;
- Eliminating or reducing the hours for an on-site security guard service; and
- Reduce the number of zoning enforcement inspections.

Approximately 20 people attended the public hearing, but only three attendees testified regarding the item. A representative from the United Homeowners Association, David Reed, raised concerns regarding the following:

- The deteriorated condition of the facility and the overall appearance of the building exterior;
- The inoperable elevator and lack of American Disability Act (ADA) compliance;

- The business sign located in the right-of-way of Slauson Avenue creating a potential hazard; and
- The hazards associated with an unsecured swimming pool.

A representative from the Windsor Hills Block Club, Toni McDonald-Tabor, testified and raised concerns regarding the following:

- Safety issues associated with the criminal activities taking place at the motel, which has caused numerous disruptions to the adjacent community; and
- Lack of building maintenance and the overall appearance of the building exterior.

A community member, Emogen McCraw, testified in support of the request to allow the continued operation of the motel. After receiving testimony, the Commission discussed various issues associated with the motel and the merits of the applicant's request and granted the request with the following changes:

- Allow two optional five (5) year time extension requests for the grant ;
- Reduced the hours for the required on-site security guard;
- Required the permittee to fence the swimming pool area and fill the swimming pool;
- Either remove or relocate the business sign along Slauson Avenue out of the right-of-way;
- Damaged security cameras be repaired within 24 hours instead of 48 hours;
- Reduced the number of zoning enforcement inspections;
- Repair or abandon the elevator and provide ADA compliant replacement; and
- Provide a maintenance plan for the facility.

There being no further testimony, the Commission voted (4-0) to close the public hearing, approved the applicant's request with findings and conditions for approval with modifications as discussed.

### Findings

1. The subject property is located at 4542 W. Slauson Avenue (between La Brea Avenue and Overhill Drive), Los Angeles, 90043, within the View Park Zoned District.
2. The subject property is zoned C-2 (Neighborhood Business). The surrounding properties are zoned as follows:

North:	C-2 Zone and R-1-5,000 (Single-Family Residence –5,000 square foot minimum lot size requirement) Zone.
East:	C-2 Zone.
South:	R-1 (Single-Family Residence) Zone and R-3 (Limited Multiple-Family Residence) Zone.
West:	C-2 Zone.

3. The existing land use for the subject property was developed as a 41-room, three-story motel with appurtenant parking. The existing land uses for the surrounding properties are as follows:

North:	Church, CVS pharmacy, vacant car wash, vacant lots and single-family residences.
East:	Parking lot, health food market, restaurants and retail shopping center.
South:	Single-family residences and multi-family residences.
West:	Private school, accountant office, psychic service, single-family residential and multi-family residential.

4. The approval is to authorize the continued operation and maintenance of an existing 41-room motel in the C-2 (Neighborhood Business) zone, pursuant to Section 22.28.160 of the Los Angeles County Zoning Code. The facility consists of a 41-room motel with appurtenant uses including a swimming pool and parking lot.
5. No previous cases exist on the subject property. The existing 41-room motel, three-story building on the subject property was constructed in 1959. Applicable parking standards when the building was constructed require parking space sufficient in area to accommodate the automobiles of operators and patrons of any such commercial use, pursuant to Los Angeles County Zoning Ordinance No. 1494, 1948 Edition, Section 41(d).
6. Ordinance No. 4988 N.S. – established the C-1 (Restricted Business) zone for the subject property on September 16, 1947.
7. Ordinance No. 5144 – established the C-2 (Neighborhood Business) zone for the subject property on April 27, 1948.
8. The subject property is designated as Commercial in the Countywide General Plan Land Use Policy Map. A motel within the Commercial land use designation is consistent with the intent and policies of the General Plan. The following policies from the Countywide General Plan supports such use:
- Land Use Policy No. 9 – *"Promote neighborhood commercial facilities which provide convenience goods and services and complement community character through appropriate scale, design and locational controls."*  
The Jet Inn Motel is located within an established commercial corridor along Slauson Avenue and the motel blends in with community character of this corridor as it has been operating at this site since 1959 and its design is indicative of many of the existing buildings along the corridor. This motel provides a service for visitors of the Ladera Heights community and surrounding areas with affordable accommodations. This motel is approximately six miles away from the Los Angeles International Airport and has access to public transportation. Several businesses along Slauson Avenue have direct access



to this major highway and parking for these businesses is generally located along the street frontage.

- Land Use Policy No. 28 – *“Ensure continuing opportunity for citizen involvement in the land use decision-making process.”*

The applicant's agent presented the requested entitlement to the Ladera Heights Civic Association on March 18, 2010. Public hearing notices regarding the subject application were mailed out to the owners of properties located within a 500-foot radius of the subject property. The notice of public hearing was advertised in La Opinion and in The Los Angeles Sentinel. Case information materials, including the notice of public hearing, a factual sheet, existing land use map and site plans were forwarded to the View Park County Library to provide the public the opportunity to view the information about the proposed project 30 days prior to the public hearing. Two community meetings were held in the Ladera Heights neighborhood to address concerns the residents had regarding the applicant's proposal. On May 10, 2010, a representative of Supervisor Ridley-Thomas, along with staff from the Department of Regional Planning and Sheriff's Department met with the Windsor Knolls Neighborhood group to provide an overview of the conditional use permit public hearing process and the zoning enforcement procedures. On May 20, 2010, the same staff which met with the Windsor Knolls Neighborhood group, met with the Ladera Heights Civic Association to provide an overview of the public hearing process, zoning enforcement procedures and answered questions.

- Land Use Policy No. 29 – *“Improve the land use decision-making process by closely monitoring and evaluating the cumulative impacts of individual projects and by modernizing development regulations.”*

A approval term (10 year max) along with bi-monthly CUP inspections, additional lighting, prohibiting hourly rental, security cameras and an on-site security guard during certain hours will allow the Department to closely monitor and deter potential negative impacts the motel may have to the surrounding neighborhood. Due to the public concerns that have been identified with this subject property, six zoning enforcement inspections per year to address the community's concerns on how the business was operating are recommended to ensure compliance with the conditions of approval.

9. The zoning category for the subject property is C-2 (Neighborhood Business) zone. A motel is a use subject to permit in the C-2 zone pursuant to Section 22.28.160 of the Los Angeles County Zoning Code. The existing motel met the 1959 parking requirements required by the C-2 zone when the building was constructed in 1959 with 36 spaces. The parking standards when the motel was constructed require parking space sufficient in area to accommodate the automobiles of operators and patrons of any such commercial use, pursuant to Los Angeles County Zoning Ordinance No. 1494, 1948 Edition, Section 41(d). The parking for this facility does not meet current code requirements, but the motel will not require additional parking

spaces than what is currently provided. Current parking standards would require 41 parking spaces, which is one space per room.

10. The property has 3,543 square feet of existing landscaping, which covers about 14 percent of the subject property and meets the requirements pursuant to Section 22.28.170 of the Los Angeles County Zoning Code.
11. The project site is located along a major highway within an existing commercial corridor and has direct access to Slauson Avenue. The existing motel building and hillside serve as a buffer from Slauson Avenue to the adjacent single-family neighborhood to the south. This highway orientated business is located approximated six miles from Los Angeles International Airport. This motel provides a service for visitors to stay in the neighborhood while being relatively close to the airport. The motel use is compatible with surrounding land uses, if appropriately conditioned. Some past events transpiring at the motel have been disruptive to the neighborhood as the record indicates. In order to create an environment that will be less disruptive to the neighborhood, strict conditions will be placed on the hotel's operation and will be closely monitored by the Department of Regional Planning.
12. Access to the subject property is via Slauson Avenue. Slauson Avenue (a designated major highway) is a fully improved road with sidewalks, street trees and street lights on 100 feet of right-of-way. Vehicular access to the subject property is through a 28-foot wide entrance driveway to the east and a 20-foot wide entrance driveway to the west.
13. The site plan depicts a 15,606 square foot three story building on a 24,584 square foot lot. The building contains 41 rental units, a manager's unit, a lobby office and storage rooms. Each unit consists of a single bedroom and bathroom. The manager's unit contains a kitchen, bathroom, living room, an office and two bedrooms. There is access to all floors through stairwells located on the west, east and middle of the building. An alternative access to all floors can be made through an elevator located in the middle of the building through the ground floor lobby. There are two access driveways from Slauson Avenue to the parking lot. The driveway system, 20-28 feet wide, provides vehicular access to the site and parking lot with 36 spaces. (29 standard, 6 compact, and 1 handicapped). A portion of the parking lot is covered by the motel building. A swimming pool is located on the southeast corner of the site. The subject property has approximately 3,542 square feet of landscaping throughout the parking lot. There are two existing business signs, one approximately 28 square foot in size, 16 foot tall and another approximately 86 square foot in size, 47 foot tall located along Slauson Avenue.
14. The hours of operation for the motel are 24 hours a day, Monday through Sunday. At night the lobby is not open. A person wishing to stay would have to ring a bell. There is one manager on-site at all times, three housekeeping staff members who clean once a day, one night time interim manager, one part-time maintenance worker and two part-time interim managers as needed.

15. A Notice of Violation (NOV) was issued on July 28, 2008. The subject motel was cited for violation of County Code in 2008, for operating a motel in a C-2 (Neighborhood Commercial) Zone without a Conditional Use Permit (CUP) and junk/salvage situation located on the side of the building. Subsequently, the NOV was abated when the applicant submitted an application for a CUP and cleaned up the junk/salvage.
16. The Department of Regional Planning has determined that a Categorical Exemption, Class 1 Categorical Exemption- Existing Facilities, is the appropriate environmental documentation under California Environmental Quality Act (CEQA) and the Los Angeles County Environmental Document Reporting Guidelines, since the project is to allow the continued operation of an existing three-story motel building and will not require addition or significant alteration to the structure.
17. Additional parking cannot be accommodated on the subject property due to physical and topographic constraints, since substantial grading is required to excavate the remaining hillside and removal of required landscaping on the subject site to expand the existing parking. Removal of the unexcavated hillside behind the motel would create an unstable foundation for the homes located on top of the hill adjacent to the motel. The removal of required landscaping will not create more space for parking, since the majority of landscaping is located on the unexcavated hillside and within a two foot wide strip along Slauson Avenue. Additional parking is not required pursuant to 22.56.1510 of the Los Angeles County Code, since the applicant is not proposing to expand or alter the existing 41-room motel as significant modifications to the existing building or additional parking are not needed to accommodate the request.
18. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and property posting.
19. To assure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses, the Regional Planning Commission determines that it is necessary to limit the term of the grant to ten (10) years.
20. The location of the documents and other materials constituting the record of proceedings upon which the Regional Planning Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13<sup>th</sup> Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits Section, Los Angeles County Department of Regional Planning.

**BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:**

- A. That the proposed use will be consistent with the adopted general plan for the area;
- B. That the requested use at this location, following the attached conditions of approval, will not adversely affect the health, peace, comfort, or welfare of persons residing and working in the surrounding area, will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety or general welfare;
- C. That the existing site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities and other development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area; and
- D. That the existing site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

AND, THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a Conditional Use Permit as set forth in Section 22.56.090, Title 22, of the Los Angeles County Code (Zoning Ordinance).

**REGIONAL PLANNING COMMISSION:**

- 1. The Regional Planning Commission finds that this project is categorically exempt from the provisions of the California Environmental Quality Act.
- 2. In view of the findings of fact and conclusions presented above, Conditional Use Permit Case No. 201000038 is **APPROVED**, subject to the attached conditions.

c: Regional Planning Commission, Zoning Enforcement, Building and Safety

**VOTE: 4 – 0 – 0 – 1**

**CONCURRING: Valadez, Bellamy, Helsley and Rew,**

**DISSENTING: NONE**

**ABSTAINING: NONE**

ABSENT: Modugno

ACTION DATE: June 23, 2010

SD:RG:rg

This grant authorizes the continued operation of a 41-room motel in the C-2 (Neighborhood Business) Zone, with 36 parking spaces as currently exists, which is five (5) deficient spaces than the 41 required pursuant to current standards. This motel is not required to meet current parking standards pursuant to 22.56.1510 of the Los Angeles County Code under continuation of a legally established non-conforming use, building, and structure, since no alteration or addition to the building is being proposed. Additional parking cannot be accommodated on the subject property due to physical and topographic constraints. The subject property is approximately 24,584 square feet in size, improved with a 15,606 square foot three story building and appurtenant uses consisting of a pool and parking lot. The subject property is located 4542 W. Slauson Avenue (between La Brea Avenue and Overhill Drive), Los Angeles, 90043. This approval is subject to the following conditions of approval:

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation or other entity making use of this grant.
2. This grant shall not be effective for any purpose and cannot be used until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County Department of Regional Planning their affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant and that the conditions of the grant have been recorded as required by Condition No. 6, and until all required fees have been paid pursuant to Condition No. 9. Notwithstanding the foregoing, this Condition No. 2, and Condition Nos. 3, 4, and 8 shall be effective immediately upon final approval of this grant by the County.
3. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall cooperate reasonably in the defense. If the County fails to promptly notify the permittee of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
4. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:

- a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
- b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee according to Los Angeles County Code Section 2.170.010.

5. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
6. Prior to the use of this grant, the property owner or permittee shall **record the terms and conditions** of the grant in the office of the County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the property owner or permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
7. This grant is for a term up to twenty (20) years, which consists of an initial ten (10) year term that will expire on **June 23, 2020**, and two five (5) year terms upon approval by the Director of Regional Planning. Once the first approved five (5) year term has expired on **June 23, 2025**, an additional five (5) year term may be granted upon approval by the Director of Regional Planning to **June 23, 2030**. The permittee shall submit a written report that shows all conditions of the approval are being followed, accompanied by all applicable fees no less than six (6) months prior to **June 23, 2020**. To extend the grant for another five (5) years, the permittee shall submit a written report accompanied by all applicable fees no less than six (6) months prior to **June 23, 2025**. The Director shall review the report and determine if the use is found to be in substantial compliance with the conditions of approval, has been conducted in compliance with all applicable laws and regulations, and the permittee has exercised the utmost diligence in resolving any Notice of Violation issued throughout the term of the permit. In no case the term of this grant shall be extended beyond June 23, 2030.

Upon the expiration of this grant, the use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, a new Conditional Use Permit application shall be filed with the Department of Regional Planning prior to the expiration date of this grant, whether or not any modification to the use is requested at that time.

8. This grant shall expire unless used within ninety (90) days from the date of final approval by the County. A single thirty (30) day time extension may be requested in writing and with payment of the applicable fee prior to the expiration date. For

purposes of this provision, continued operation of the motel and satisfaction of Condition Numbers 6 and 9 shall be considered use of this grant.

9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Within 30 days of the approval date of this grant, the permittee shall deposit with the County of Los Angeles the sum of \$5,400.00. These monies shall be placed in a performance fund which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval, including adherence to development in accordance with the site plan on file. The fund provides for **twenty-seven (27)** inspections. Due to the public health and safety concerns that have been identified with this subject property, **six (6)** zoning enforcement inspections will be required for the first year, **four (4)** zoning inspections per year will be required for the next four (4) years and **annual** inspections will be required for the remaining five years. All inspections will be unannounced. The permittee shall deposit additional funds to provide annual inspections if this grant is extended pursuant the condition no. 7 by the Director of Regional Planning. The funds shall provide **five (5)** annual inspections for each approved extension.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any condition of this grant, the permittee shall be financially responsible for and shall reimburse the Department of Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be the amount equal to the recovery cost at the time payment is due (currently \$200.00 per inspection).

10. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance.
11. Upon receipt of this letter, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Fire Department to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided as may be required by said Department.
12. All development shall comply with the requirements of Title 22 of the County Code ("Zoning Ordinance") and of the specific zoning of the subject property, unless



specifically modified by this grant, as set forth in these conditions, or by the approved Exhibit "A" or a revised Exhibit "A" approved by the Director.

13. All structures shall conform with the requirements of the Division of Building and Safety of the Department of Public Works.
14. All structures, walls and fences open to public view shall remain free of extraneous markings, drawings or signage that was not approved by the Department of Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises.
15. In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
16. The permittee shall provide adequate lighting for the Motel's parking lot area so that such area is at all times sufficiently illuminated to easily discern the appearance and conduct of all persons on or about the parking lot. In addition, the permittee shall design and/or install all exterior lighting at the site to minimize glare and/or direct illumination on adjoining properties.
17. The Motel shall be prohibited from using amplified sound equipment, music, or a public address system that is intended to be audible outside the Motel building.
18. The permittee shall insure that the Motel manager is aware of and provided a copy of the conditions of approval, and that the manager agrees to implement these conditions as needed and/or required. The manager shall have duplicate room keys at all times available for emergency service personnel.
19. The Motel shall keep a copy of these conditions of approval in the Motel office at all times, and shall make a copy available to law enforcement and to code enforcement personnel upon request.
20. The permittee shall be prohibited from renting a Motel room to more persons than the room would otherwise hold based on the type and number of beds in the room.
21. The consumption of alcoholic beverages shall be prohibited at the Motel in all public areas. Public areas include, but are not limited to, the parking areas, driveways, motel lobby, pool area and the hallway corridors of each floor.
22. No abandoned or inoperable vehicles shall be permitted on or at the site.

23. All pay telephones at the site shall be located inside the lobby of the Motel building where the users can be readily monitored by the Motel manager and security cameras.
24. The use authorized by this grant shall be conducted at all times with due regard to the character of the surrounding neighborhood and the County reserves the right to impose additional conditions to this grant, subject to appropriate notice and procedural requirements under the County Code, if it is determined that such additional conditions are necessary to protect the Motel's neighboring residents.
25. The Motel operator shall be not knowingly rent rooms to registered sex offenders and/or sex offender parolees. The permittee shall maintain a log of all guests along with information of the valid identification staying at the Motel, a copy of which shall be provided to Regional Planning annually, and shall make the log available for inspection by County staff at all times.
26. The permittee shall be prohibited from renting rooms to guests on an hourly basis or for less than one night's stay. The maximum length of stay for all guests shall be 29 days. Rent shall be collected no more frequently than once per day per room.
27. All guests at the Motel shall be required to show a valid picture identification before renting a room.
28. The permittee shall maintain a video camera system for the entire site, including the rental office, public areas, and shall keep all video footage for a minimum of 30 days, making it available to law enforcement upon request. Public areas include, but are not limited to, the parking areas, driveways, motel lobby, pool area and the hallway corridors of each floor. When a video camera becomes vandalized or damaged then the permittee shall replace the camera and insure that the video footage is operational within 24 hours of the damage.
29. Landscaping at the site shall be maintained in a neat, clean, and healthy condition at all times. The entire shrub located along the block wall fronting Slauson Avenue shall be trimmed to the height of the wall in three foot increments, allowing passersby the ability see into the parking lot.
30. The permittee shall provide Regional Planning with a current contact name and telephone number for the owner/operator of the Motel, and shall keep such information with Regional Planning current at all times.
31. The permittee shall be prohibited from knowingly allowing illegal drug activities at the Motel.
32. The permittee shall obtain all necessary permits and/or other approvals from Regional Planning, Public Works, and other appropriate County agencies, for any proposed improvements to the site.

33. The permittee shall be prohibited from using neon accent lighting or neon signage anywhere on the premises.
34. The permittee shall contract with a licensed security service to patrol the property, and provide a copy of the contract to Regional Planning within **ninety (90) days** of approval of this grant. Pursuant to this contract, the security guards shall be uniformed so as to be readily identifiable, shall be on-site during for the first year of the grant term from the hours of 10 pm to 2 am, and shall walk the site at least once an hour during these evening hours. After the first year the applicant shall contract with a security patrol service which provides regular patrol during the evening of dusk till dawn and shall be available for on-call service. The permittee or security personnel shall promptly notify the County Sheriff's Department of any violations of law occurring on the premises.
35. The permittee shall fence the swimming area properly, so no access of unauthorized personnel will be permitted near the swimming pool within **ninety (90) days** from the date of final approval by the County. A locking mechanism that complies with all applicable standards and regulations shall be required on the gate of the fence surrounding the swimming area. Within one year of the effective date of this grant, the permittee shall appropriately fill the pool and landscape the area to the satisfaction of the Director of Regional Planning. The landscaped area shall be fenced and secured with access limited to motel guest and employees.
36. The existing sign along Slauson Avenue encroaching into the right-of-way shall be removed or relocated to the satisfaction of the Director of Regional Planning within **one (1) year** of the effective date of this grant.
37. Within **ninety (90) days** of the effective date of the grant, the permittee shall submit a maintenance plan for enhancements and improvements of the property to include the exterior appearance as well and interior improvements to the satisfactory of the Director of Regional Planning.
38. The existing elevator shall be either repaired and maintained in operating condition, or abandoned and secured pursuant to applicable rules and regulations and if abandoned the permittee shall provide legally compliant American Disabilities Act (ADA) accessibly.

SD:RG:rg



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*

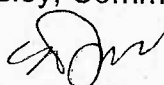


Richard J. Bruckner  
Director

June 22, 2010

**DRP COPY**  
**DO NOT REMOVE**

TO: Wayne Rew, Chair  
Pat Modugno, Vice Chair  
Esther L. Valadez, Commissioner  
Leslie G. Bellamy, Commissioner  
Harold V. Helsley, Commissioner

FROM: Samuel Dea   
Supervising Regional Planner  
Special Projects Section

SUBJECT: **ADDITIONAL MATERIALS FOR HEARING**  
**PROJECT NUMBER R2008-02179 – (2)**  
**CONDITIONAL USE PERMIT NO. 201000038**

**RPC Meeting: June 23, 2010**  
**Agenda Item No. 7**

The following attachments were received by staff on June 22, 2010, regarding the above-referenced item:

- Letter dated June 21, 2010, from the United Homeowners Association (UHA), Vice President, in regards to the Jet Inn Motel conditional use permit request. The UHA is in support of the County conditioning this motel in order to deter some the negative activities reported by the residents.
- Letter dated June 22, 2010, from the United Homeowners Association (UHA), President, is opposing staff's recommendation to grant the approval for the continued operation of the Jet Inn Motel. The letter raises concerns regarding the appropriate CEQA determination for the request and the facility's potential impacts to the environment. The letter further discusses the deteriorated condition of the motel and that the request should be denied.
- Email dated June 22, 2010, from Sally Hampton (a concerned resident), in support of conditioning the Jet Inn Motel to ensure the surrounding commercial corridor is safe for residents.

SZD:rg

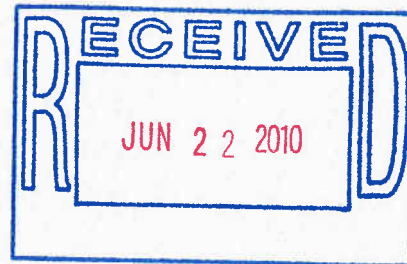


United Homeowners  
Association  
INTERIM EXECUTIVE BOARD

5443 Overdale Drive  
Los Angeles CA 90043-2045  
uha.interimboard@gmail.com

Monday, June 21, 2010

Los Angeles County Dept. of Regional Planning  
Attention: Robert Glaser  
320 W. Temple St. Room 1362  
Los Angeles, CA 90012  
Phone: (213) 974-4971  
Fax: (213) 626-0434  
rglaser@planning.lacounty.gov



Re: Conditional Use Permit No. 201000038 – Project No. R2008-02179 – (2)  
Jet Inn Motel 4542 W. Slauson Ave., Los Angeles, CA 90043

Dear Mr. Glaser,

The United Homeowners Association (UHA) represents approximately 5000 households in the Windsor Hills, View Park and View Heights communities as well as those portions of the unincorporated Los Angeles County area abutting the City of Inglewood to the north and east.

As UHA Interim Board Vice President, I hope to work closely with the City and County officials to address issues of aesthetics, as well as visual and economic blight in an effort to maintain property values and increase the quality of life in the neighborhoods and surrounding area.

In this capacity, I write to you today to request that the county seek to condition the Jet Inn in such a manner to mitigate the negative activities reported by residents and the sheriff's department, the visual blight and to ensure the safety of our community. Not only has the Jet Inn been an eyesore, it has been the source of crime in the neighborhood which is of deep concern to our residents.

Thank you for support in this very important matter.

Sincerely,

Jeff Dannels

UHA INTERIM VICE PRESIDENT





**UNITED HOMEOWNERS ASSOCIATION, INC.**

**P.O. Box 43338**

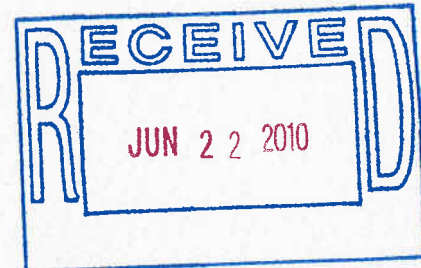
**Los Angeles, CA 90043**

**(323) 692-8302**

**www.uha1979.org**

June 22, 2010

Robert Glaser  
Department of Regional Planning,  
Hall of Records, Room 1340,  
320 West Temple Street,  
Los Angeles, California 90012



Re: **PROJECT NUMBER R2008-02179 – (2)**  
**CONDITONAL USE PERMIT NUMBER 2010000038**  
**Jet Inn Motel**  
**4542 West Slauson Avenue**  
**Los Angeles, CA 90012**

The United Homeowner Association is opposed to granting an approval of a conditional use permit for the continued use of the above referenced property and respectfully requests that the Regional Planning Commission deny the application. Our community has several concerns regarding the operation of the business, appearance of the facility and the overall impact it has on the local economy and welfare of the community.

Environmental Document

The environmental document use for the conditional use application should not be a Categorical Exemption, but rather a mitigated Negative Declaration at the very minimum. The Categorical Exemption suggests that there are not impacts from the motel's continued operation and that is not the case. Currently, the motel operation has direct and indirect impacts on the adjacent properties and surrounding community and there is no indication from a review of the application and its Burden of Proof Statement that substantial changes will be made to the motel's operation or appearance that would eliminate these impacts to the community.

For example, the Jet Inn Motel impacts the Los Angeles County public service systems. The motel has been a source of criminal activity over the years and its operation has placed an unusually high demand on law enforcement resources. Research indicates that over 150 calls/incidents have been documented by the Los Angeles County Sherriff's Department Marina Del Rey Division to address nuisance and criminal activity at the site. Additionally, motel activity places demands on the County's court system, social services system and other public services stemming from the law enforcement activities. Identifying the motel operation's impact on the public services is the first in determining what can be done to reduce its current and future impact on the View Park/Windsor Hills community and on the County of Los Angeles.

The motel has not experienced any improvements in the past thirty years. The application indicates some cosmetic improvements are planned but it does not state that any modernization of the facility

to improve the function of the motel will be included. No permits were found that indicated any enhancements have been made to the electrical, plumbing, heating or air conditioning systems. The operational and mechanical systems are not consistent with many of today's energy savings technologies such as high-efficiency toilets, shower heads, tankless water heater systems, and energy efficient dishwashers, washers and dryers, energy efficient windows and doors, air filtration systems, etc. The motel will continue to be inconsistent with the Los Angeles County programs and initiatives for Green Buildings. To allow the operation to continue with obsolete systems will lead to unnecessary demands on the public's water and power resources and systems and in conflict with many of the policies related to goals for reducing CO2 emissions, energy and water consumption.

In addition to its impact on the County's public service system, the motel operation adversely impacts the surrounding neighborhood businesses. The motel does not attract patrons from outside of the County, but rather it functions as an emergency shelter facility and sometimes prostitution facility. The motel is listed on the Motel/ Voucher Resource Directory prepared by the Los Angeles County Emergency Food and Shelter Program Local Board (See Exhibit A). Agencies that participate in the County's Emergency Food and Shelter Program direct their clients to the motel for short term stays and these clients rarely, if ever, have enough resources to patronize the nearby businesses. Frequently, the shelter clients are observed asking for money near the neighborhood businesses. The presence of the emergency shelter clients discourages others from the using the motel. Members of the United Homeowners Association have indicated that they would never consider using the motel because of the patrons that the Jet Inn Motel attracts. The reluctance of the surrounding community to use the motel means the surrounding businesses suffer.

These are just a few of the environmental impacts from the current motel operation that will continue if no environmental analysis is performed and mitigation measures are imposed. The Categorical Exemption is the incorrect environmental document for this project and should not be used to make this decision on the conditional use application.

#### Burden of Proof Statement

The applicant is not genuine in his response to the statements in the Burden of Proof supplement to the Conditional Use application. Consequently, the applicant can be expected to operate the motel in a less than genuine manner. Such an approach to operating a business in this community will adversely impact us all.

*The continued use of the motel **will** adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area.*

As mentioned earlier, the motel operates as a shelter and affects the peace, comfort or welfare of persons residing or working in the surrounding area. Emergency shelter patrons routinely leave the motel with little or no money and are observed asking for money from the patrons of the nearby businesses. Area residents are made uncomfortable by the motel patrons and their behavior when refusal to give money. The surrounding community is discouraged from participating in the neighborhood commercial district because of the presence of the patrons of the motel.

On the property, the appearance and functional obsolescence diminishes the sense of pride that is embraced among the area residents and workers and visitors to the area. The swimming pool does not function as it has been drained and unused for many years (See Figure 4). The exterior perimeter of the building has not been adequately maintained or upgraded. In addition to the broken



elevator, several indoors and outdoors lights were observed broken or missing; peeling paint, very worn carpet and trash cans in the hallway were observed. (See Figure 6,7 & 8). The motel is not consistent with mandates of the American with Disabilities Act (AD) which requires access for the handicapped and others. The wall-unit air conditioners appear to be the original units, which are not compliant with energy saving policies. The motel sign extends into the public sidewalk and represent a health and safety hazards for users of the sidewalk.(See Figure 9) Members of our organization observed the functional obsolescence of the motel, its poor maintenance and appearance regularly as they travel to and from their homes and place of work. The motel detracts from high quality of life the community strives to maintain.

These are just a few comments from a casual observation when the site was visited, but much more could easily be revealed with a thorough inspection.

*The continued use **will** be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site*

The Windsor Hills/View Park neighborhood commercial district relies on the synergy of various businesses in the vicinity to be successful and the Jet Inn Motel has been detrimental to the synergy of neighborhood commercial district. Beyond the operating primarily as an emergency shelter facility (and secondarily as a hourly motel for prostitution), the Jet Inn Motel fails to attract any customers from outside of the community such as those travelers to Los Angeles or visitors to the surrounding Windsor Hills, View Park or Ladera Heights communities. The adjacent restaurants east of the motel, such as Simply Wholesome, do not benefit from the primary use of the motel as a shelter and neither does the La Louisianne. The church across the street does to benefit from the motel operation and the site of the former carwash is also adversely impacted by the limited number of motel guests with vehicles. The continued use of the motel with its questionable operation, functional obsolescence and poorly maintained facility will be detrimental to the use, enjoyment or valuation of property of others within the same vicinity.

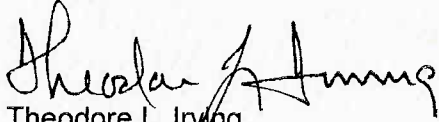
*The continued use of the motel **would** jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare of the persons living or working in the community.*

As mentioned above the motel operates primarily as an emergency shelter, secondarily as a place of prostitution and its continued operation will likely continue to be a problem for the community and for the County of Los Angeles. As stated in the application, cosmetic renovations are being performed to attract more visitors or users of the emergency shelters. However, no functional or technical improvements are being proposed that would enhance the motel's operation to attract visitors from the Los Angeles region or beyond. No statements regarding the repair of the pool, elevator, or carpet have been made. There is no indication of upgrades to improve energy efficiencies with newer windows, improvement air conditioning units, or water saving devices. No discussions about improved technology, improved efficiencies, or improved accommodations. The sign in the front the building continues advertise "Color RCA" televisions, when today's travelers are seeking cable channels, free wi-fi access, smoke-free rooms, pool and spa, fitness facilities and many more amenities. Since the proposed improvements are cosmetic, it seems the continued operation will likely be a menace to the public safety and general welfare for this community and for the County of Los Angeles.



The United Homeowners Association respectfully requests that the Regional Planning Commission **DENY** the application for a conditional use permit for the continued use of the Jet Inn Motel, as it is evident that it would continue to be a menace to our community. Also, we respectfully request that the Regional Planning Commission take the necessary and appropriate steps to close the Jet Inn Motel operation once and for all.

Regards,



Theodore L. Irving  
President

Cc: Dan Rosenfeld, Senior Deputy for Economic Development, Sustainability and Mobility  
Erin Stennis, Deputy to Second District Supervisor Mark Ridley-Thomas  
Troy Green, Vice President United Homeowners Association  
Land Use Process Action Committee  
Ronni Cooper, President LHCA  
Allan Boodnick, Vice President LHCA

Attachments:

Motel Voucher Resource Directory 2010  
Photos



**Emergency Food and Shelter Program**  
Los Angeles Local Board

# **HOTEL/MOTEL LISTING 2010**

c/o United Way of Greater Los Angeles  
1150 S. Olive Street, Suite T500  
Los Angeles, CA 90015

Tel. 213.808.6220  
Fax. 213.808.6532

[www.losangelesefsp.org](http://www.losangelesefsp.org)

**Exhibit A**

## **MOTEL/MOTEL VOUCHER RESOURCE DIRECTORY**

**Prepared by:** Los Angeles County Emergency Food & Shelter Program Local Board  
C/O United Way of Greater Los Angeles  
1150 S. Olive St., Suite T500  
Los Angeles, CA 90015  
Tel: (213) 808-6610  
Fax: (213) 808-6532

Elizabeth Heger, EFSP Director  
Kelly L. Fitzgerald, EFSP Program Associate  
Pamela Wright, EFSP Program Associate

**Published:** Spring 2010

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Hollywood Inn Express South	141 N. Alvarado St.	Los Angeles	90026	(213) 413-6699
Hollywood Stars Inn	5345 Sunset Blvd.	Los Angeles	90027	(323) 462-0062
<del>Oracle's Place</del>	<del>6200 S. Figueroa Place</del>	<del>Los Angeles</del>	<del>90003</del>	<del>(323) 385-3694</del>
Jet Inn	4542 W. Slauson Ave.	Los Angeles	90043	(323) 778-7575
<del>Kipling Hotel</del>	<del>4877 West Third Street</del>	<del>Los Angeles</del>	<del>90020</del>	<del>(313) 287-2241</del>
Las Palmas Motel	7913 S. Main Street	Los Angeles	90003	(323) 753-8120
Little Tokyo Hotel	327 ½ East First Street	Los Angeles	90012	(213) 617-0128
Madison Hotel	423 E. 7 <sup>th</sup> St.	Los Angeles	90014	(213) 622-1508
Mayfair Hotel	1256 W. 7 <sup>th</sup> St.	Los Angeles	90017	(213) 484-9789
Motel De Ville	1123 W. 7 <sup>th</sup> St.	Los Angeles	90017	(213) 624-8474
Orchid Hotel	10720 S. Figueroa Street	Los Angeles	90061	(323) 242-8181
Paradise Inn	10621 Vermont Ave.	Los Angeles	90044	(323) 750-8424
Paradise Motel	11750 W. Washington Blvd	Los Angeles	90066	(310) 390-4044
Quality Inn & Suites	1901 W. Olympic Blvd.	Los Angeles	90006	(213) 385-7141
Relax Inn	1269 S. La Brea Ave.	Los Angeles	90019	(323) 939-3772
Royal Oak Inn	7110 S. Vermont Ave.	Los Angeles	90044	(323) 750-8424
Royal Pagoda Motel	995 N. Broadway	Los Angeles	90012	(213) 617-3077
Santa Barbara Motel	1758 W. MLK Blvd.	Los Angeles	90062	(323) 296-2576
Safe Haven	2501 East 113 <sup>th</sup> Street	Los Angeles	90003	(323) 567-1253
Stillwell Hotel	838 S. Grand Ave.	Los Angeles	90017	(213) 627-1151
Stewart Hotel	718 S. Union Ave.	Los Angeles	90057	(213) 413-8100
Travelodge	1401 N. Vermont Ave.	Los Angeles	90027	(323) 665-0879
Vernon Motel	451 E. Vernon Ave.	Los Angeles	90011	(323) 233-4989
Yorkshire Apartments & Hotels	710 S. Broadway Street	Los Angeles	90014	(213) 612-0348
<b><u>Lynwood</u></b>				
Clover Motel	12429 Long Beach Blvd.	Lynwood	90262	(310) 637-5753
<b><u>Monterey Park</u></b>				
Com-On Inn	1560 Monterey Pass Rd.	Monterey Park	91754	(323) 263-9888
<b><u>Norwalk</u></b>				
Best Western	10902 Firestone Blvd.	Norwalk	90650	(562) 929-8831
<b><u>Palmdale</u></b>				
E-Z 8 Motel	430 West Palmdale Blvd.	Palmdale	93550	(661) 273-6400
Malhi's Inn	217 E. Palmdale Blvd.	Palmdale	93551	(661) 273-5106
Motel 6	407 W. Palmdale Blvd.	Palmdale	93551	(661) 272-0660
<b><u>Pasadena</u></b>				
Best Western	2156 E. Colorado Blvd.	Pasadena	91107	(626) 793-9339
Pasadena Travelodge	2131 E. Colorado Blvd.	Pasadena	91107	(626) 797-2402
Siesta Inn Motel	2855 E. Colorado Blvd.	Pasadena	91107	(626) 795-2017
Swiss Lodge	2800 E. Colorado Blvd.	Pasadena	91107	(626) 449-1122
Vagabond Inn	1203 E. Colorado Blvd.	Pasadena	91106	(626) 449-3170
West Way Inn	1599 E. Colorado Blvd.	Pasadena	91106	(626) 304-9768
<b><u>Pico Rivera</u></b>				
Angels Motel	6623 Rosemead Blvd.	Pico Rivera	90660	(877) 747-8713





**Figure 1 Front Elevation**

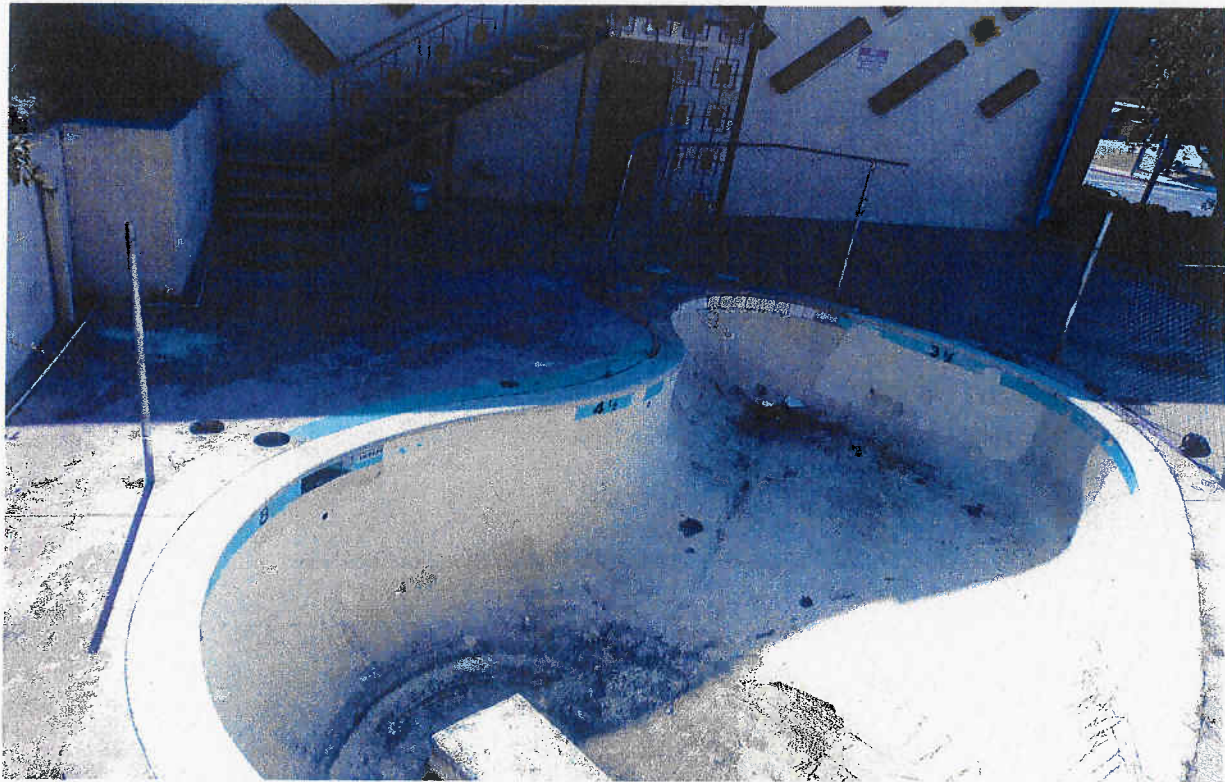


**Figure 2 Street / Landscaping**





**Figure 3 Aluminum Windows**



**Figure 4 Broken Swimming Pool**





Figure 5 Daily Rates advertised

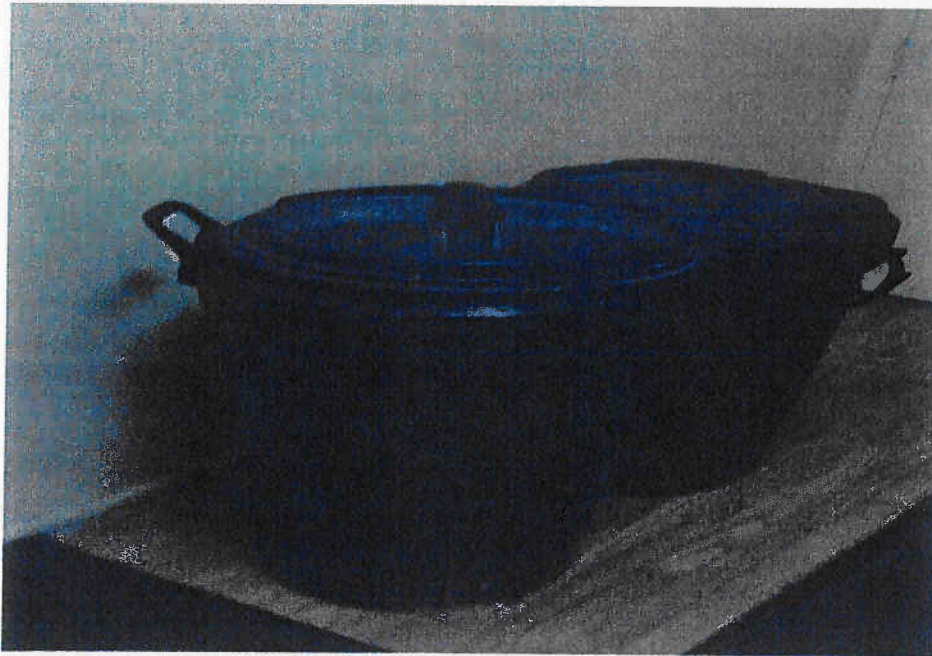


Figure 6 Trash Cans in the Hallway





Figure 7 Soiled laundry in hall floor

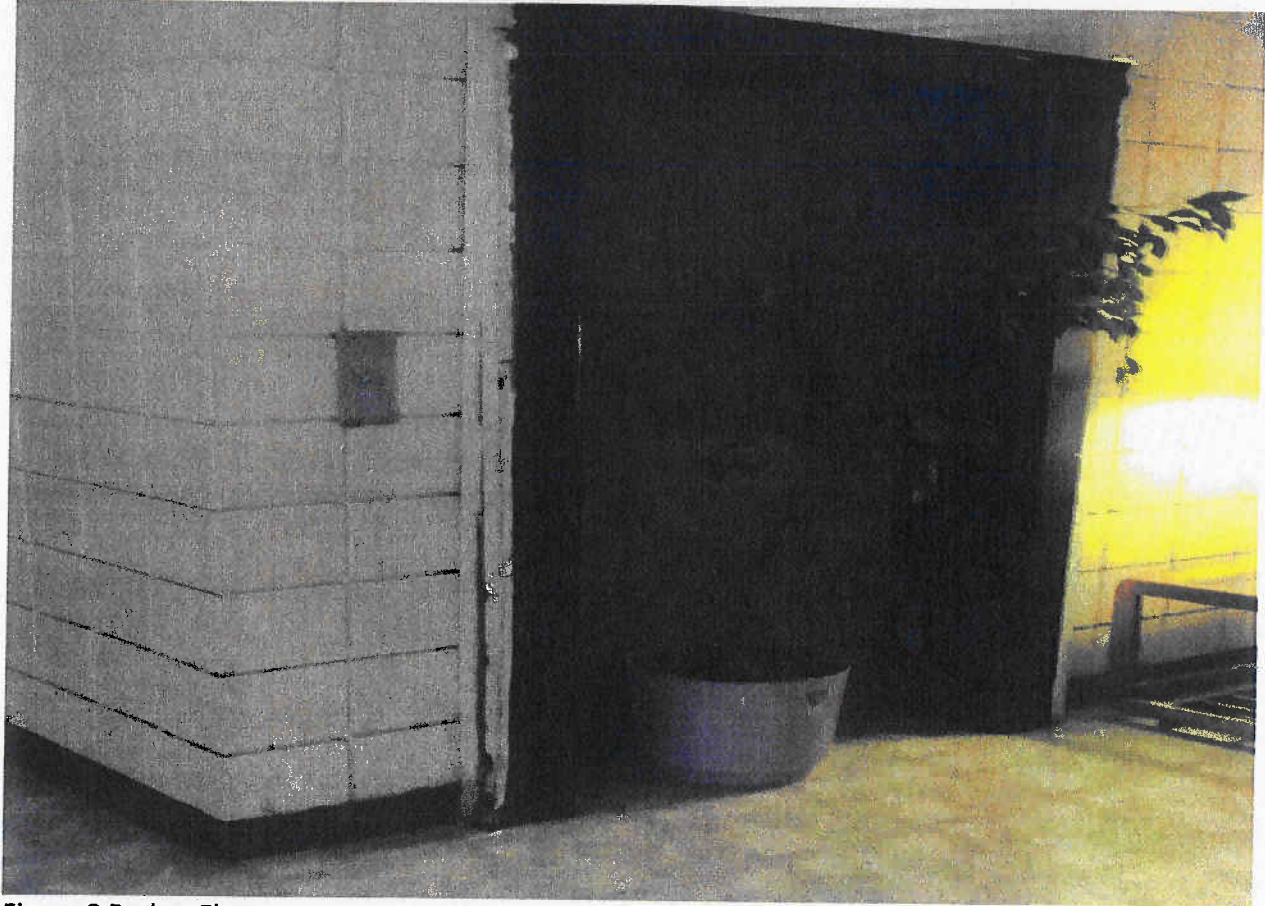


Figure 8 Broken Elevator



Figure 9 Sign extended over the sidewalk

**Glaser, Rob**

---

**From:** Sally Hampton [sallyhampton11@gmail.com]  
**Sent:** Tuesday, June 22, 2010 10:17 PM  
**To:** Glaser, Rob  
**Cc:** 'Toni M. Tabor'; 'Jeff Dannels'; 'Gless Gary'  
**Subject:** comments for Jet Inn hearing tomorrow

**Importance:** High

Hi Rob,

Unfortunately, I may not be able to attend the hearing tomorrow due to work. However, my neighbor and block club president, Toni Tabor will be present with a few others from our community. I am also aware that our UHA Interim Board Vice President has submitted a letter to you.

If you would be so kind to allow my comments to be read into the record if I cannot be there, I would appreciate it.

I am a 30 year resident of Windsor Hills/View Park and live within 500 feet of the Jet Inn Motel.

I applaud the planning department for making efforts to help address the Jet Inn Motel, which has been a long time problem business and blighted property. We hope the conditions placed on the Jet Inn are just the beginning of a long overdue major overhaul of the Slauson Corridor east of Fairfax to Crenshaw. We wish to work with your department to ensure the surrounding commercial area is safe, provides needed services and reflects the value and beauty of our homes.

Thank you again for helping our residents protect and improve our community.

Respectfully,

Sally Hampton



# Regional Planning Commission Transmittal Checklist

Hearing Date  
June 23, 2010  
Agenda Item No.  
7

**Project Number:** R2008-02179 – (2)  
**Case(s):** Conditional Use Permit Case No. 201000038  
**Planner:** Rob Glaser

- ☒ Factual
- ☒ Property Location Map
- ☒ Staff Report
- ☐ Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- ☒ Draft Findings
- ☒ Draft Conditions
- ☒ Burden of Proof Statement(s)
- ☐ Environmental Documentation (ND / MND / EIR)
- ☒ Correspondence
- ☒ Photographs
- ☒ Aerial Image(s)
- ☒ Land Use Radius Map
- ☐ Tentative Tract / Parcel Map
- ☒ Site Plan / Floor Plans / Elevations
- ☐ Exhibit Map
- ☐ Landscaping Plans
- ☒ Other: Existing sign conditions and sizes

**Reviewed By:** 



Los Angeles County Department of Regional Planning  
320 West Temple Street  
Los Angeles, California 90012  
Telephone (213) 974-4971  
**PROJECT NUMBER R2008-02179-(2)**  
**Conditional Use Permit No. 201000038**

**PUBLIC HEARING DATE**  
6-23-10

**AGENDA ITEM NO. 7**

**RPC CONSENT DATE**  
N/A

**CONTINUE TO**  
N/A

**APPLICANT**

Jet Inn Motor Motel

**OWNER**

Mosut Company Inc.

**REPRESENTATIVE**

Nieves and Associates

**PROJECT DESCRIPTION**

The applicant, Jet Inn Motor Motel, is requesting a Conditional Use Permit to operate a motel with less than required parking per current code in the C-2 (Neighborhood Business) zone, pursuant to Section 22.28.160 of the Los Angeles County Zoning Code. Although the motel was lawfully established prior to conditional use permits for motels in the C-2 zone, the applicable amortization period has expired. Therefore, the approval of this grant will authorize the continued operation of a 41-room motel with 36 parking spaces as originally developed, which is five (5) fewer spaces than would be required under current standards. This motel is not required to meet current parking standards pursuant to 22.56.1510 of the Los Angeles County Code under the continuation of a legally established non-conforming use, building, and structure, since no alteration or addition to the building is being proposed.

**REQUIRED ENTITLEMENTS**

The request is for a Conditional Use Permit to operate a motel in the C-2 (Neighborhood Business) zone, pursuant to Section 22.28.160 of the Los Angeles County Code. This grant will authorize the continued operation of an existing 41-room motel.

**LOCATION/ADDRESS**

4542 W. Slauson Avenue, Los Angeles, CA 90043, between La Brea Avenue and Overhill Drive.

**SITE DESCRIPTION**

The site plan depicts a 15,606 square foot three story building on a 24,584 square foot lot. The building contains 41 rental units, a manager's unit, a lobby office and storage rooms. Each unit consists of a single bedroom and bathroom. The manager's unit contains a kitchen, bathroom, living room, an office and two bedrooms. There is access to all floors through stairwells located on the west, east and middle of the building. An alternative access to all floors can be made through an elevator located in the middle of the building through the ground floor lobby. There are two access driveways from Slauson Ave. to the parking lot. The driveway system, 20-28 feet wide, provides vehicular access to the site and parking lot with 36 spaces. (29 standard, 6 compact, and 1 handicapped). A portion of the parking lot is covered by the motel building. A swimming pool is located on the southeast corner of the site. The subject property has approximately 3,542 square feet of landscaping throughout the parking lot. There are two existing business signs, one approximately 28 square feet in size, 16 feet tall and another approximately 86 square feet in size, 47 feet tall located along Slauson Ave.

**ACCESS**

From Slauson Avenue

**ZONED DISTRICT**

View Park

**ASSESSORS PARCEL NUMBER**

4019-012-008

**COMMUNITY**

Ladera Heights/View Park-Windsor Hills

**SIZE**

0.57 Acres (24,584 square feet)

**COMMUNITY STANDARDS DISTRICT**

None

**EXISTING LAND USE**

**EXISTING ZONING**

Project Site	Existing 41 unit motel	C-2 (Neighborhood Business) Zone
North	Church, CVS pharmacy, vacant car wash, vacant lots, single-family residences	C-2, R-1-5,000 (Single-Family Residence) Zone
East	Parking lot, health food market, restaurants, retail shopping center	C-2 (Neighborhood Business) Zone
South	Single-family residences and multi-family residences	R-1, R-3 (Limited Multiple-Family Residence) Zone
West	Private school, accountant office, psychic service, single-family residential, multi-family residences	C-2 (Neighborhood Business) Zone

**GENERAL PLAN/COMMUNITY PLAN**

Countywide General Plan

**LAND USE DESIGNATION**

Commercial

**MAXIMUM DENSITY**

N/A

**ENVIRONMENTAL DETERMINATION**

Class 1 Categorical Exemption-Existing Facilities

**RPC LAST MEETING ACTION SUMMARY**

LAST RPC MEETING DATE	RPC ACTION	NEEDED FOR NEXT MEETING
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING/ABSENT

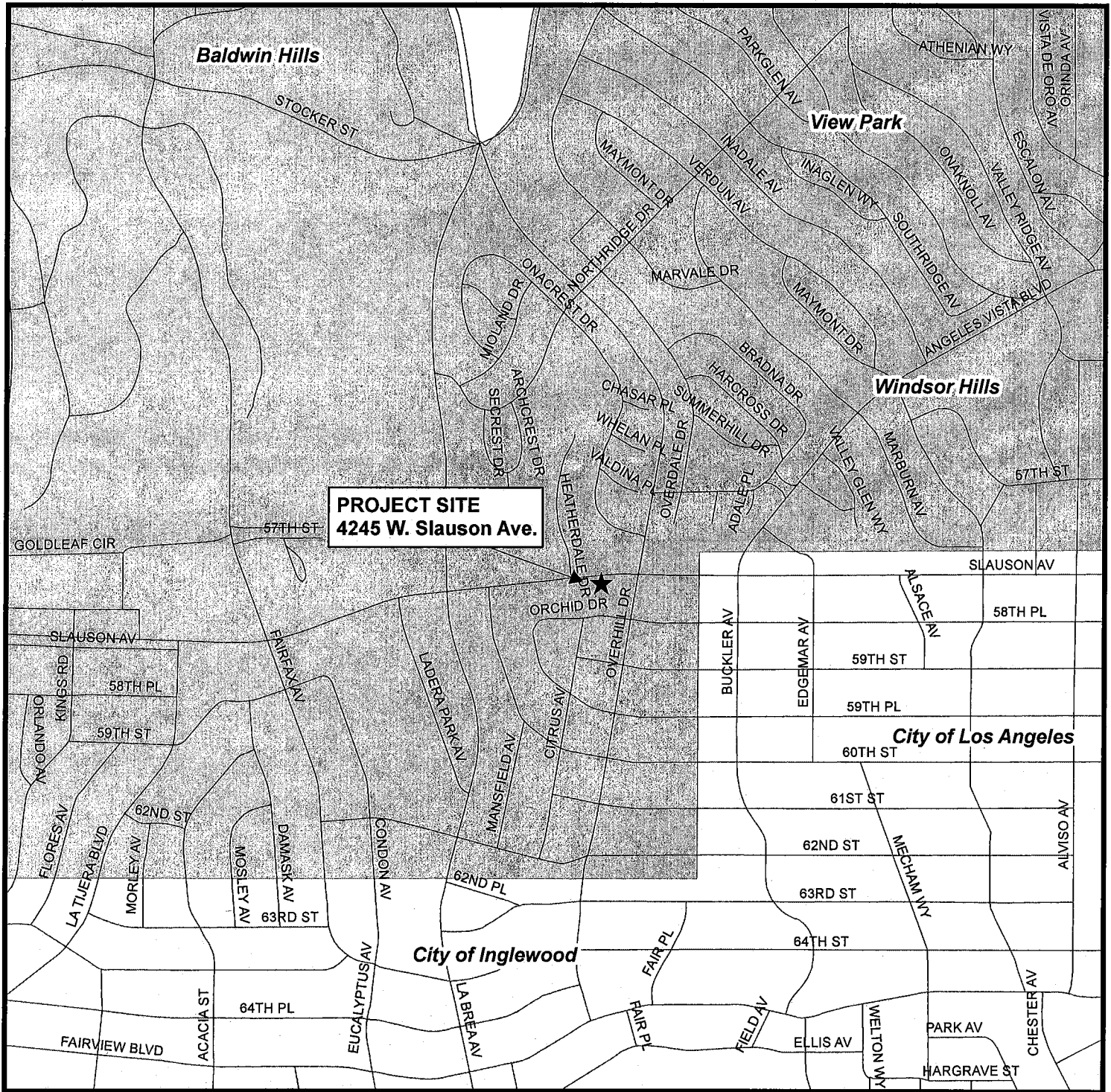
**TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS**

STAFF CONTACT PERSON: Rob Glaser		
RPC HEARING DATE(S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING):		
SPEAKERS* (O) (F)	PETITIONS (O) (F)	LETTERS (O) (F)

(O) = Opponents (F) = In Favor



# VICINITY MAP



**STAFF ANALYSIS**  
**PROJECT NUMBER R2008-02179 – (2)**  
**Conditional Use Permit No. 201000038**

**PROJECT DESCRIPTION**

The applicant, Jet Inn Motor Motel, is requesting a Conditional Use Permit (CUP) for the continued operation of a 41-room motel with less than required parking per current code in the C-2 (Neighborhood Business) Zone. The existing motel is a legal non-conforming use due to parking standards. The subject property is approximately 24,584 square feet in size, improved with a 15,606 square foot three story building and appurtenant uses consisting of a pool and parking lot.

**REQUIRED ENTITLEMENTS**

The request is for a Conditional Use Permit to operate a motel with less than required parking per current code in the C-2 (Neighborhood Business) zone, pursuant to Section 22.28.160 of the Los Angeles County Zoning Code. Although the motel was lawfully established prior to conditional use permits for motels in the C-2 zone, the applicable amortization period has expired. Therefore, the approval of this grant will authorize the continued operation of a 41-room motel with 36 parking spaces as originally developed, which is five (5) fewer spaces than would be required under current standards. This motel is not required to meet current parking standards pursuant to 22.56.1510 of the Los Angeles County Code under the continuation of a legally established non-conforming use, building, and structure, since no alteration or addition to the building is being proposed.

**DESCRIPTION OF SUBJECT PROPERTY**

**Location**

The subject property is located at 4542 W. Slauson Avenue (between La Brea Avenue and Overhill Drive), Los Angeles, 90043, within the View Park Zoned District.

**Physical Features (topography/vegetation)**

The property is a 24,584 square foot rectangular shape lot consisting of unexcavated hillside on the southerly portion and a 15,606 square foot, 41-room, three-story structure; and a surface parking lot with 36 parking spaces (twenty-nine standard, six compact and one handicapped) along Slauson Avenue. The subject property has 3,543 square feet of existing landscaping. A swimming pool is located on the southeast corner of the property.

**Access**

Access to the subject property is via Slauson Avenue. Slauson Avenue (a designated major highway) is a fully improved road with sidewalks, street trees and street lights on 100 feet of right-of-way. Vehicular access to the subject property is through a 28-foot wide entrance driveway to the east and a 20-foot wide entrance driveway to the west.

### **SITE PLAN DESCRIPTION**

The site plan depicts a 15,606 square foot three story building on a 24,584 square foot lot. The building contains 41 rental units, a manager's unit, a lobby office and storage rooms. Each unit consists of a single bedroom and bathroom. The manager's unit contains a kitchen, bathroom, living room, an office and two bedrooms. There is access to all floors through stairwells located on the west, east and middle of the building. An alternative access to all floors can be made through an elevator located in the middle of the building through the ground floor lobby. There are two access driveways from Slauson Avenue to the parking lot. The driveway system, 20-28 feet wide, provides vehicular access to the site and parking lot with 36 spaces. (29 standard, 6 compact, and 1 handicapped). A portion of the parking lot is covered by the motel building. A swimming pool is located on the southeast corner of the site. The subject property has approximately 3,542 square feet of landscaping throughout the parking lot. There are two existing business signs, one approximately 28 square feet in size, 16 feet tall and another approximately 86 square feet in size, 47 feet tall located along Slauson Avenue.

### **ENVIRONMENTAL DETERMINATION**

The Department of Regional Planning has determined that a Categorical Exemption, Class 1 Categorical Exemption- Existing Facilities, is the appropriate environmental documentation under California Environmental Quality Act (CEQA) and the Los Angeles County Environmental Document Reporting Guidelines, since the project is for the continued operation of an existing three-story motel building and will not require addition or significant alteration to the structure.

### **EXISTING ZONING**

**Subject Property:** The subject property is zoned C-2 (Neighborhood Business).

#### **Surrounding Properties:**

North: C-2 Zone and R-1-5,000 (Single-Family Residence –5,000 square foot minimum lot size requirement) Zone.  
East: C-2 Zone.  
South: R-1 (Single-Family Residence) Zone and R-3 (Limited Multiple-Family Residence) Zone.  
West: C-2 Zone.

### **EXISTING LAND USE**

**Subject Property:** The subject property is improved with an existing 41-unit motel.

#### **Surrounding Properties:**

North: Church, CVS pharmacy, vacant car wash, vacant lots and single-family residences.  
East: Parking lot, health food market, restaurants and retail shopping center.  
South: Single-family residences and multi-family residences.

West: Private school, accountant office, psychic service, single-family residential and multi-family residential.

### **LEGAL NOTIFICATION AND PUBLIC OUTREACH**

Pursuant to the provisions of Section 22.60.174 of the County Code, the Notice of Public Hearing was advertised in La Opinion, on May 8, 2010 and in The Los Angeles Sentinel on May 13, 2010. A total of 108 public hearing notices regarding the subject application were mailed out to the owners of properties located within a 500-foot radius of the subject property on May 4, 2010. This number also includes notices sent to the local community groups and residents on the View Park Zoned District courtesy list.

Case information materials, including the Notice of Public Hearing, Factual Sheet and Site Plans were forwarded to the View Park County Library at 3854 West 54<sup>th</sup> Street, Los Angeles 90043, on May 6, 2010. The same materials were also posted on the Department of Regional Planning's website.

Pursuant to Section 22.60.175 of the County Code, the applicant shall post the public hearing notice on the property no less than 30 days prior to the public hearing date. Staff received the Certificate of Posting and photos from the applicant's agent stating that the Notice of Public Hearing was posted on May 17, 2010.

### **PREVIOUS CASES/ZONING HISTORY**

No previous cases exist on the subject property. The existing 41-room motel, three-story building on the subject property was constructed in 1959. Applicable parking standards when the building was constructed require parking space sufficient in area to accommodate the automobiles of operators and patrons of any such commercial use, pursuant to Los Angeles County Zoning Ordinance No. 1494, 1948 Edition, Section 41(d).

Ordinance No. 4988 N.S. – established the C-1 (Restricted Business) zone for the subject property on September 16, 1947.

Ordinance No. 5144 – established the C-2 (Neighborhood Business) zone for the subject property on April 27, 1948.

### **STAFF EVALUATION**

#### **General Plan Consistency**

The subject property is designated as Commercial in the Countywide General Plan Land Use Policy Map. A motel within the Commercial land use designation is consistent with the intent and policies of the General Plan. The following policies from the Countywide General Plan supports such use:

- Land Use Policy No. 9 – *"Promote neighborhood commercial facilities which provide convenience goods and services and complement community character through appropriate scale, design and locational controls."*

The Jet Inn Motel is located within an established commercial corridor along Slauson Avenue and the motel blends in with community character of this corridor as it has been operating at this site since 1959 and its design is indicative of many of the existing buildings along the corridor. This motel provides a service for visitors of the Ladera Heights community and surrounding areas with affordable accommodations. This motel is approximately six miles away from the Los Angeles International Airport and has access to public transportation. Several businesses along Slauson Avenue have direct access to this major highway and parking for these businesses is generally located along the street frontage.

- Land Use Policy No. 28 – *“Ensure continuing opportunity for citizen involvement in the land use decision-making process.”*

The applicant's agent presented the requested entitlement to the Ladera Heights Civic Association on March 18, 2010. Public hearing notices regarding the subject application were mailed out to the owners of properties located within a 500-foot radius of the subject property. The notice of public hearing was advertised in La Opinion and in The Los Angeles Sentinel. Case information materials, including the notice of public hearing, a factual sheet, existing land use map and site plans were forwarded to the View Park County Library to provide the public the opportunity to view the information about the proposed project 30 days prior to the public hearing. Two community meetings were held in the Ladera Heights neighborhood to address concerns the residents had regarding the applicant's proposal. On May 10, 2010, a representative of Supervisor Ridley-Thomas, along with staff from the Department of Regional Planning and Sheriff's Department met with the Windsor Knolls Neighborhood group to provide an overview of the conditional use permit public hearing process and the zoning enforcement procedures. On May 20, 2010, the same staff which met with the Windsor Knolls Neighborhood group, met with the Ladera Heights Civic Association to provide an overview of the public hearing process, zoning enforcement procedures and answered questions.

- Land Use Policy No. 29 – *“Improve the land use decision-making process by closely monitoring and evaluating the cumulative impacts of individual projects and by modernizing development regulations.”*

A approval term (10 year max) along with bi-monthly CUP inspections, additional lighting, prohibiting hourly rental, security cameras and an on-site security guard during certain hours will allow the Department to closely monitor and deter potential negative impacts the motel may have to the surrounding neighborhood. Due to the public concerns that have been identified with this subject property, six zoning enforcement inspections per year to address the community's concerns on how the business was operating are recommended to ensure compliance with the conditions of approval.

### **Zoning Ordinance and Development Standards Compliance**

The zoning category for the subject property is C-2 (Neighborhood Business) zone. A motel is a use subject to permit in the C-2 zone pursuant to Section 22.28.160 of the Los Angeles County Zoning Code. The existing motel met the 1959 parking requirements required by the C-2 zone when the building was constructed in 1959 with 36 spaces. The parking standards when the motel was constructed require parking space sufficient in area to accommodate the automobiles of operators and patrons of any such commercial use, pursuant to Los Angeles County Zoning Ordinance No. 1494, 1948 Edition, Section 41(d). The parking for this facility does not meet current code requirements, but the motel will not require additional parking spaces than what is currently provided. Current parking standards would require 41 parking spaces, which is one space per room. Additional parking cannot be accommodated on the subject property due to physical and topographic constraints, since substantial grading is required to excavate the remaining hillside and removal of required landscaping on the subject site to expand the existing parking. Removal of the unexcavated hillside behind the motel would create an unstable foundation for the homes located on top of the hill adjacent to the motel. The removal of required landscaping will not create more space for parking, since the majority of landscaping is located on the unexcavated hillside and within a two foot wide strip along Slauson Avenue. Additional parking is not required pursuant to 22.56.1510 of the Los Angeles County Code, since the applicant is not proposing to expand or alter the existing 41-room motel as significant modifications to the existing building or additional parking are not needed to accommodate the request. The property has 3,543 square feet of existing landscaping, which covers about 14 percent of the subject property and meets the requirements pursuant to Section 22.28.170 of the Los Angeles County Zoning Code.

### **Neighborhood Impact/Land Use Compatibility**

The project site is located along a major highway within an existing commercial corridor and has direct access to Slauson Avenue. The existing motel building and hillside serve as a buffer from Slauson Avenue to the adjacent single-family neighborhood to the south. This highway orientated business is located approximated six miles from Los Angeles International Airport. This motel provides a service for visitors to stay in the neighborhood while being relatively close to the airport. The motel use is compatible with surrounding land uses, if appropriately conditioned. Some past events transpiring at the motel have been disruptive to the neighborhood as the record indicates. In order to create an environment that will be less disruptive to the neighborhood, strict conditions will be placed on the hotel's operation and will be closely monitored by the Department of Regional Planning.

### **Burden of Proof**

The applicant is required to substantiate all facts identified by Section 22.56.040 of the Los Angeles County Code. The Burden of Proof with applicant's responses is attached (**Attachment A**). Staff is of opinion that the applicant has met the burden of proof.



## **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS**

### **Los Angeles County Sheriff's Department**

January 20, 2010 - The Los Angeles County Sheriff's Department provided a Crime Analysis Report regarding calls for service for the subject property. The Crime Analysis Report inquiry was from January 1, 2005 through December 31, 2009 and identified 152 calls for service at the location of 4542 Slauson Avenue (**Attachment B**). These calls for service included multiple criminal activities which have caused numerous disruptions to the community and local residents. The attached report indicated some of the calls were for stolen vehicles, domestic violence disputes, narcotic issues, armed robberies and multiple fights.

### **Department of Regional Planning Zoning Enforcement**

A Notice of Violation (NOV) was issued on July 28, 2008. The subject motel was cited for violation of County Code in 2008, for operating a motel in a C-2 (Neighborhood Commercial) Zone without a Conditional Use Permit (CUP) and junk/salvage situation located on the side of the building. Subsequently, the NOV was abated when the applicant submitted an application for a CUP and cleaned up the junk/salvage.

## **PUBLIC COMMENTS**

April 23, 2010 – The Department of Regional Planning received correspondence from the Ladera Heights Civic Association (LHCA). The LHCA is requesting Regional Planning to address the negative activities at the Jet Inn Motor Motel property. The residents of the Ladera Heights community are concerned about public safety and want to promote and maintain a safe environment for the area. Their letter is attached to this report (**Attachment C**).

May 22, 2010 and May 25, 2010 – The Department of Regional Planning received correspondence from concerned residents. These residents have safety concerns regarding the activities taking place at the Jet Inn Motor Motel. Both residents support the remedying of the problems associated with this motel. The letters are attached to this report (**Attachment C**).

## **FEES/DEPOSITS**

If approved, fees identified in the attached project conditions will apply unless modified by the Regional Planning Commission.

### **Department of Regional Planning Zoning Enforcement:**

A deposit of \$8,000 to cover the cost of forty (40) zoning enforcement inspections has been included and additional funds would be required if violations are found on the subject property. Due to the public health and safety concerns that have been identified with this subject property, six zoning enforcement inspections per year will be required for the first five years and two zoning enforcement inspections per year will be required for the remaining five years. All zoning enforcement inspections will be unannounced. A copy of the conditions of approval for this grant will be required to be kept on site at all times.

**STAFF RECOMMENDATION**

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing. The motel use is quiet by nature and would not generate noise disruptions to the neighborhood if properly conditioned. The facility was constructed in 1959 and has been operating without a conditional use permit as motels were not required to obtain a conditional use permit until 1965. The attached Sheriff's report indicated several complaints and reports of illegal activities for the past five years. This motel will be subject to an approval term of 10 years maximum along with conditional use permit inspections every other month, for the first five years, additional lighting, prohibition of hourly rental, maintenance requirements, security cameras and an on-site security guard will likely deter some of these activities. The subject property is confined due to physical and topographic constraints and additional parking for the motel cannot be accommodated. The motel is not required to provide additional parking pursuant to 22.56.1510 of the Los Angeles County Code, which allows the continuation a non-conforming use, since no alteration or addition to the building is being proposed. The motel use met zoning requirements at the time the building was constructed and is consistent with the general goals and policies set forth in the Countywide General Plan. Staff recommends approval of Conditional Use Permit No. 2010000038, subject to the attached draft findings and conditions.

**SUGGESTED APPROVAL MOTIONS**

Is the following:

**"I MOVE THE PUBLIC HEARING BE CLOSED AND THAT THE REGIONAL PLANNING COMMISSION APPROVE CONDITIONAL USE PERMIT CASE NO. 2010000038 WITH THE FINDINGS AND CONDITIONS, AND ADOPT THE CATEGORICAL EXEMPTION."**

Prepared by Rob Glaser, Principal Regional Planning Assistant  
Reviewed by Samuel Dea, Supervising Regional Planner, Special Projects

**Attachments:**

Draft Findings  
Draft Conditions of Approval  
Applicant's Burden of Proof statement  
Site Photographs  
Site Plan  
Land Use Map

**DRAFT FINDINGS AND ORDER OF  
THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES**

**PROJECT NUMBER R2008-02179 – (2)  
CONDITIONAL USE PERMIT NO. 201000038**

**REQUEST:**

The applicant, Jet Inn Motor Motel, is requesting a Conditional Use Permit to operate a motel with less than required parking per current code in the C-2 (Neighborhood Business) zone, pursuant to Section 22.28.160 of the Los Angeles County Zoning Code. Although the motel was lawfully established prior to conditional use permits for motels in the C-2 zone, the applicable amortization period has expired. Therefore, the approval of this grant will authorize the continued operation of a 41-room motel with 36 parking spaces as originally developed, which is five (5) fewer spaces than would be required under current standards. This motel is not required to meet current parking standards pursuant to 22.56.1510 of the Los Angeles County Code under the continuation of a legally established non-conforming use, building, and structure, since no alteration or addition to the building is being proposed.

**HEARING DATE: JUNE 23, 2010**

**PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION:**

A duly noticed public hearing was held on June 23, 2010 before the Regional Planning Commission. To be inserted after the hearing...

**Findings**

1. The subject property is located at 4542 W. Slauson Avenue (between La Brea Avenue and Overhill Drive), Los Angeles, 90043, within the View Park Zoned District.
2. The subject property is zoned C-2 (Neighborhood Business). The surrounding properties are zoned as follows:

North:	C-2 Zone and R-1-5,000 (Single-Family Residence –5,000 square foot minimum lot size requirement) Zone.
East:	C-2 Zone.
South:	R-1 (Single-Family Residence) Zone and R-3 (Limited Multiple-Family Residence) Zone.
West:	C-2 Zone.

3. The existing land use for the subject property was developed as a 41-room, three-story motel with appurtenant parking. The existing land uses for the surrounding properties are as follows:

North:	Church, CVS pharmacy, vacant car wash, vacant lots and single-family residences.
East:	Parking lot, health food market, restaurants and retail shopping center.
South:	Single-family residences and multi-family residences.
West:	Private school, accountant office, psychic service, single-family residential and multi-family residential.

4. The approval is to authorize the continued operation and maintenance of an existing 41-room motel in the C-2 (Neighborhood Business) zone, pursuant to Section 22.28.160 of the Los Angeles County Zoning Code. The facility consists of a 41-room motel with appurtenant uses including a swimming pool and parking lot.
5. No previous cases exist on the subject property. The existing 41-room motel, three-story building on the subject property was constructed in 1959. Applicable parking standards when the building was constructed require parking space sufficient in area to accommodate the automobiles of operators and patrons of any such commercial use, pursuant to Los Angeles County Zoning Ordinance No. 1494, 1948 Edition, Section 41(d).
6. Ordinance No. 4988 N.S. – established the C-1 (Restricted Business) zone for the subject property on September 16, 1947.
7. Ordinance No. 5144 – established the C-2 (Neighborhood Business) zone for the subject property on April 27, 1948.
8. The subject property is designated as Commercial in the Countywide General Plan Land Use Policy Map. A motel within the Commercial land use designation is consistent with the intent and policies of the General Plan. The following policies from the Countywide General Plan supports such use:
- Land Use Policy No. 9 – *"Promote neighborhood commercial facilities which provide convenience goods and services and complement community character through appropriate scale, design and locational controls."*  
The Jet Inn Motel is located within an established commercial corridor along Slauson Avenue and the motel blends in with community character of this corridor as it has been operating at this site since 1959 and its design is indicative of many of the existing buildings along the corridor. This motel provides a service for visitors of the Ladera Heights community and surrounding areas with affordable accommodations. This motel is approximately six miles away from the Los Angeles International Airport and has access to public transportation. Several businesses along Slauson Avenue have direct access

to this major highway and parking for these businesses is generally located along the street frontage.

- Land Use Policy No. 28 – *“Ensure continuing opportunity for citizen involvement in the land use decision-making process.”*

The applicant's agent presented the requested entitlement to the Ladera Heights Civic Association on March 18, 2010. Public hearing notices regarding the subject application were mailed out to the owners of properties located within a 500-foot radius of the subject property. The notice of public hearing was advertised in La Opinion and in The Los Angeles Sentinel. Case information materials, including the notice of public hearing, a factual sheet, existing land use map and site plans were forwarded to the View Park County Library to provide the public the opportunity to view the information about the proposed project 30 days prior to the public hearing. Two community meetings were held in the Ladera Heights neighborhood to address concerns the residents had regarding the applicant's proposal. On May 10, 2010, a representative of Supervisor Ridley-Thomas, along with staff from the Department of Regional Planning and Sheriff's Department met with the Windsor Knolls Neighborhood group to provide an overview of the conditional use permit public hearing process and the zoning enforcement procedures. On May 20, 2010, the same staff which met with the Windsor Knolls Neighborhood group, met with the Ladera Heights Civic Association to provide an overview of the public hearing process, zoning enforcement procedures and answered questions.

- Land Use Policy No. 29 – *“Improve the land use decision-making process by closely monitoring and evaluating the cumulative impacts of individual projects and by modernizing development regulations.”*

A approval term (10 year max) along with bi-monthly CUP inspections, additional lighting, prohibiting hourly rental, security cameras and an on-site security guard during certain hours will allow the Department to closely monitor and deter potential negative impacts the motel may have to the surrounding neighborhood. Due to the public concerns that have been identified with this subject property, six zoning enforcement inspections per year to address the community's concerns on how the business was operating are recommended to ensure compliance with the conditions of approval.

9. The zoning category for the subject property is C-2 (Neighborhood Business) zone. A motel is a use subject to permit in the C-2 zone pursuant to Section 22.28.160 of the Los Angeles County Zoning Code. The existing motel met the 1959 parking requirements required by the C-2 zone when the building was constructed in 1959 with 36 spaces. The parking standards when the motel was constructed require parking space sufficient in area to accommodate the automobiles of operators and patrons of any such commercial use, pursuant to Los Angeles County Zoning Ordinance No. 1494, 1948 Edition, Section 41(d). The parking for this facility does not meet current code requirements, but the motel will not require additional parking

spaces than what is currently provided. Current parking standards would require 41 parking spaces, which is one space per room.

10. The property has 3,543 square feet of existing landscaping, which covers about 14 percent of the subject property and meets the requirements pursuant to Section 22.28.170 of the Los Angeles County Zoning Code.
11. The project site is located along a major highway within an existing commercial corridor and has direct access to Slauson Avenue. The existing motel building and hillside serve as a buffer from Slauson Avenue to the adjacent single-family neighborhood to the south. This highway orientated business is located approximated six miles from Los Angeles International Airport. This motel provides a service for visitors to stay in the neighborhood while being relatively close to the airport. The motel use is compatible with surrounding land uses, if appropriately conditioned. Some past events transpiring at the motel have been disruptive to the neighborhood as the record indicates. In order to create an environment that will be less disruptive to the neighborhood, strict conditions will be placed on the hotel's operation and will be closely monitored by the Department of Regional Planning.
12. Access to the subject property is via Slauson Avenue. Slauson Avenue (a designated major highway) is a fully improved road with sidewalks, street trees and street lights on 100 feet of right-of-way. Vehicular access to the subject property is through a 28-foot wide entrance driveway to the east and a 20-foot wide entrance driveway to the west.
13. The site plan depicts a 15,606 square foot three story building on a 24,584 square foot lot. The building contains 41 rental units, a manager's unit, a lobby office and storage rooms. Each unit consists of a single bedroom and bathroom. The manager's unit contains a kitchen, bathroom, living room, an office and two bedrooms. There is access to all floors through stairwells located on the west, east and middle of the building. An alternative access to all floors can be made through an elevator located in the middle of the building through the ground floor lobby. There are two access driveways from Slauson Avenue to the parking lot. The driveway system, 20-28 feet wide, provides vehicular access to the site and parking lot with 36 spaces. (29 standard, 6 compact, and 1 handicapped). A portion of the parking lot is covered by the motel building. A swimming pool is located on the southeast corner of the site. The subject property has approximately 3,542 square feet of landscaping throughout the parking lot. There are two existing business signs, one approximately 28 square foot in size, 16 foot tall and another approximately 86 square foot in size, 47 foot tall located along Slauson Avenue.
14. The hours of operation for the motel are 24 hours a day, Monday through Sunday. At night the lobby is not open. A person wishing to stay would have to ring a bell. There is one manager on-site at all times, three housekeeping staff members who clean once a day, one night time interim manager, one part-time maintenance worker and two part-time interim managers as needed.



15. A Notice of Violation (NOV) was issued on July 28, 2008. The subject motel was cited for violation of County Code in 2008, for operating a motel in a C-2 (Neighborhood Commercial) Zone without a Conditional Use Permit (CUP) and junk/salvage situation located on the side of the building. Subsequently, the NOV was abated when the applicant submitted an application for a CUP and cleaned up the junk/salvage.
16. The Department of Regional Planning has determined that a Categorical Exemption, Class 1 Categorical Exemption- Existing Facilities, is the appropriate environmental documentation under California Environmental Quality Act (CEQA) and the Los Angeles County Environmental Document Reporting Guidelines, since the project is to allow the continued operation of an existing three-story motel building and will not require addition or significant alteration to the structure.
17. Additional parking cannot be accommodated on the subject property due to physical and topographic constraints, since substantial grading is required to excavate the remaining hillside and removal of required landscaping on the subject site to expand the existing parking. Removal of the unexcavated hillside behind the motel would create an unstable foundation for the homes located on top of the hill adjacent to the motel. The removal of required landscaping will not create more space for parking, since the majority of landscaping is located on the unexcavated hillside and within a two foot wide strip along Slauson Avenue. Additional parking is not required pursuant to 22.56.1510 of the Los Angeles County Code, since the applicant is not proposing to expand or alter the existing 41-room motel as significant modifications to the existing building or additional parking are not needed to accommodate the request.
18. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and property posting.
19. To assure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses, the Regional Planning Commission determines that it is necessary to limit the term of the grant to ten (10) years.
20. The location of the documents and other materials constituting the record of proceedings upon which the Regional Planning Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13<sup>th</sup> Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits Section, Los Angeles County Department of Regional Planning.

**BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:**

- A. That the proposed use will be consistent with the adopted general plan for the area;
- B. That the requested use at this location, following the attached conditions of approval, will not adversely affect the health, peace, comfort, or welfare of persons residing and working in the surrounding area, will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety or general welfare;
- C. That the existing site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities and other development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area; and
- D. That the existing site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

AND, THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a Conditional Use Permit as set forth in Section 22.56.090, Title 22, of the Los Angeles County Code (Zoning Ordinance).

**REGIONAL PLANNING COMMISSION:**

- 1. The Regional Planning Commission finds that this project is categorically exempt from the provisions of the California Environmental Quality Act.
- 2. In view of the findings of fact and conclusions presented above, Conditional Use Permit Case No. 201000038 is **APPROVED**, subject to the attached conditions.

c: Regional Planning Commission, Zoning Enforcement, Building and Safety

**VOTE:**

**Concurring:**

**Dissenting:**

**Abstaining:**

**Absent:**

**Action date:**

SD:RG:rg

This grant authorizes the continued operation of a 41-room motel in the C-2 (Neighborhood Business) Zone, with 36 parking spaces as currently exists, which is five (5) deficient spaces than the 41 required pursuant to current standards. This motel is not required to meet current parking standards pursuant to 22.56.1510 of the Los Angeles County Code under continuation of a legally established non-conforming use, building, and structure, since no alteration or addition to the building is being proposed. Additional parking cannot be accommodated on the subject property due to physical and topographic constraints. The subject property is approximately 24,584 square feet in size, improved with a 15,606 square foot three story building and appurtenant uses consisting of a pool and parking lot. The subject property is located 4542 W. Slauson Avenue (between La Brea Avenue and Overhill Drive), Los Angeles, 90043. This approval is subject to the following conditions of approval:

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation or other entity making use of this grant.
2. This grant shall not be effective for any purpose and cannot be used until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County Department of Regional Planning their affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant and that the conditions of the grant have been recorded as required by Condition No. 6, and until all required fees have been paid pursuant to Condition No. 9. Notwithstanding the foregoing, this Condition No. 2, and Condition Nos. 3, 4, and 8 shall be effective immediately upon final approval of this grant by the County.
3. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall cooperate reasonably in the defense. If the County fails to promptly notify the permittee of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
4. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:

- a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
- b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee according to Los Angeles County Code Section 2.170.010.

5. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
6. Prior to the use of this grant, the property owner or permittee shall **record the terms and conditions** of the grant in the office of the County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the property owner or permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
7. This grant is for a term of ten (10) years, which will expire on **June 23, 2020**. A report to the Director is required within five (5) years from the approval date of this grant to ensure that all CUP conditions are being followed. The permittee shall submit a written report accompanied by all applicable fees no less than six (6) months prior to **June 23, 2015**. The Director shall review the report and determine if the use is found to be in substantial compliance with the conditions of approval, has been conducted in compliance with all applicable laws and regulations, and the permittee has exercised the utmost diligence in resolving any Notice of Violation issued throughout the term of the permit.

Upon the expiration of this grant, the use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, a new Conditional Use Permit application shall be filed with the Department of Regional Planning prior to the expiration date of this grant, whether or not any modification to the use is requested at that time.

8. This grant shall expire unless used within ninety (90) days from the date of final approval by the County. A single thirty (30) day time extension may be requested in writing and with payment of the applicable fee prior to the expiration date. For purposes of this provision, continued operation of the motel and satisfaction of Condition Numbers 6 and 9 shall be considered use of this grant.
9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the

permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Within 30 days of the approval date of this grant, the permittee shall deposit with the County of Los Angeles the sum of \$8,000.00. These monies shall be placed in a performance fund which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval, including adherence to development in accordance with the site plan on file. The fund provides for **forty (40)** inspections. Due to the public health and safety concerns that have been identified with this subject property, six zoning enforcement inspections per year will be required for the first five years and two inspections per year will be required for the remaining five years. All inspections will be unannounced.

10. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance.
11. Upon receipt of this letter, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Fire Department to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided as may be required by said Department.
12. All development shall comply with the requirements of Title 22 of the County Code ("Zoning Ordinance") and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, or by the approved Exhibit "A" or a revised Exhibit "A" approved by the Director.
13. All structures shall conform with the requirements of the Division of Building and Safety of the Department of Public Works.
14. All structures, walls and fences open to public view shall remain free of extraneous markings, drawings or signage that was not approved by the Department of Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises.
15. In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.



16. The permittee shall provide adequate lighting for the Motel's parking lot area so that such area is at all times sufficiently illuminated to easily discern the appearance and conduct of all persons on or about the parking lot. In addition, the permittee shall design and/or install all exterior lighting at the site to minimize glare and/or direct illumination on adjoining properties.
17. The Motel shall be prohibited from using amplified sound equipment, music, or a public address system that is intended to be audible outside the Motel building.
18. The permittee shall insure that the Motel manager is aware of and provided a copy of the conditions of approval, and that the manager agrees to implement these conditions as needed and/or required. The manager shall have duplicate room keys at all times available for emergency service personnel.
19. The Motel shall keep a copy of these conditions of approval in the Motel office at all times, and shall make a copy available to law enforcement and to code enforcement personnel upon request.
20. The permittee shall be prohibited from renting a Motel room to more persons than the room would otherwise hold based on the type and number of beds in the room.
21. The consumption of alcoholic beverages shall be prohibited at the Motel in all public areas. Public areas include, but are not limited to, the parking areas, driveways, motel lobby, pool area and the hallway corridors of each floor.
22. No abandoned or inoperable vehicles shall be permitted on or at the site.
23. All pay telephones at the site shall be located inside the lobby of the Motel building where the users can be readily monitored by the Motel manager and security cameras.
24. The use authorized by this grant shall be conducted at all times with due regard to the character of the surrounding neighborhood and the County reserves the right to impose additional conditions to this grant, subject to appropriate notice and procedural requirements under the County Code, if it is determined that such additional conditions are necessary to protect the Motel's neighboring residents.
25. The Motel operator shall be not knowingly rent rooms to registered sex offenders and/or sex offender parolees. The permittee shall maintain a log of all guests along with information of the valid identification staying at the Motel, a copy of which shall be provided to Regional Planning annually, and shall make the log available for inspection by County staff at all times.
26. The permittee shall be prohibited from renting rooms to guests on an hourly basis or for less than one night's stay. The maximum length of stay for all guests shall be 29 days. Rent shall be collected no more frequently than once per day per room.

27. All guests at the Motel shall be required to show a valid picture identification before renting a room.
28. The permittee shall maintain a video camera system for the entire site, including the rental office, public areas, and shall keep all video footage for a minimum of 30 days, making it available to law enforcement upon request. Public areas include, but are not limited to, the parking areas, driveways, motel lobby, pool area and the hallway corridors of each floor. When a video camera becomes vandalized or damaged then the permittee shall replace the camera and insure that the video footage is operational within 48 hours of the damage.
29. Landscaping at the site shall be maintained in a neat, clean, and healthy condition at all times. The entire shrub located along the block wall fronting Slauson Avenue shall be trimmed to the height of the wall in three foot increments, allowing passersby the ability see into the parking lot.
30. The permittee shall provide Regional Planning with a current contact name and telephone number for the owner/operator of the Motel, and shall keep such information with Regional Planning current at all times.
31. The permittee shall be prohibited from knowingly allowing illegal drug activities at the Motel.
32. The permittee shall obtain all necessary permits and/or other approvals from Regional Planning, Public Works, and other appropriate County agencies, for any proposed improvements to the site.
33. The permittee shall be prohibited from using neon accent lighting or neon signage anywhere on the premises.
34. The permittee shall contract with a licensed security patrol service to patrol the property, and provide a copy of the contract to Regional Planning within **90 days** of approval of this grant. Pursuant to this contract, the security guards shall be uniformed so as to be readily identifiable, shall be on-site during all evening hours (from dusk to dawn) generally from 6 pm – 7 am, and shall walk the site at least once an hour during these evening hours. The permittee shall promptly notify the County Sheriff's Department of any violations of law occurring on the premises.
35. The permittee shall fence the swimming area properly, so no access of unauthorized personnel will be permitted near the swimming pool. A locking mechanism that complies with all applicable standards and regulations shall be required on the gate of the fence surrounding the swimming area.

# ATTACHMENT A

## CONDITIONAL USE PERMIT CASE- BURDEN OF PROOF      SECTION 22.56.040

**APPLICANT:** *Jet Inn Motor Motel c/o Nieves and Associates*

**PROJECT LOCATION:** *4542 W Slauson Ave.  
Los Angeles, CA 90043*

### **REQUEST:**

*The applicant is seeking a Conditional Use Permit pursuant to the provisions of Section 22.56.040 of the Los Angeles County Title 22 Planning and Zoning Code to allow the continued use, maintenance and operation of an existing 41 unit motel.*

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### **PROJECT DESCRIPTION:**

*The subject premise is situated at 4542 W Slauson Avenue. The motel is located in an unincorporated section of Los Angeles County in a C-2 commercial zone. The parcel lot comprises 24,584.88 square feet and is currently developed with a three-story 15,606 square foot 41 unit motel. The existing motel building was built in 1959. The property has allocated 3,542.98 square feet (14.41%) for landscaping and has thirty-six on-site parking spaces.*

*The applicant, Jet Inn Motel, is seeking a Conditional Use Permit for the continued use, maintenance and operation of an existing 41 unit motel which includes a manager's unit, within a three-story, masonry commercial motel building.*

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In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the Zoning Board and/or Commission, the following facts:

- A. That the requested use at the location proposed will not:
1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
  2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
  3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

THE SUBJECT PROPERTY IS LOCATED IN THE C-2 NEIGHBORHOOD BUSINESS COMMERCIAL ZONE OF AN UNINCORPORATED SECTION OF LOS ANGELES COUNTY. THE PROPERTY IS BOUNDED TO THE NORTH, SOUTH AND EAST BY DEVELOPED COMMERCIAL PROPERTIES AND TO THE WEST BY SINGLE FAMILY RESIDENTIAL PROPERTIES.

THE PROPOSED USE WILL NOT ADVERSELY AFFECT; BE MATERIALLY DETRIMENTAL TO; NOR, JEOPARDIZE THE PUBLIC OR PERSONS RESIDING OR WORKING IN THE AREA SINCE THE MOTEL STRUCTURE WAS LEGALLY BUILT IN 1959 AND IN OPERATION SINCE ITS INCEPTION 50 YEARS AGO.

THE ADJOINING RESIDENTIAL PROPERTIES TO THE SOUTH (REAR) ARE UNAFFECTED BY THE EXISTING MOTEL OPERATION SINCE THERE IS NO DIRECT ACCESS TO OR FROM THESE RESIDENCES. IN ADDITION THE ADJOINING PROPERTIES ARE UPHILL FROM THE SUBJECT PROPERTY. THE SUBJECT SITE IS FULLY SCREENED WITH A SIX FOOT HIGH BLOCK WALL AT THE REAR AND EACH SIDE OF THE PROPERTY.

THE MOTEL IS UNDERGOING AESTHETIC RENOVATIONS IN ORDER TO ATTRACT MORE VISITORS TO THE AREA. THE PROJECT IS LOCATED IN CLOSE PROXIMITY TO THE LOS ANGELES INTERNATIONAL AIRPORT. IT PROVIDES BADLY NEEDED OVER-NIGHT AND TEMPORARY LODGING ACCOMODATIONS FOR TOURISTS VISITING AND TRAVELING INTO THE AREA.

THE PROPOSED MOTEL HAS OPERATED AT THIS LOCATION FOR MANY YEARS IN HARMONY WITH THE COMMUNITY AND IT WILL NOT BE MATERIALLY DETRIMENTAL TO THE COMMUNITY NOR WILL IT JEOPARDIZE OR ENDANGER ITS INHABITANTS OR THE SURROUNDING COMMUNITY. THE SUBJECT PROPERTY IS COMPATIBLE WITH THE SURROUNDING COMMERCIAL USES.

- B. That the proposed site is adequate in size and shape to accommodate the yard, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

THE EXISTING MOTEL STUCTURE IS COMPRISED OF A THREE-STORY, 41 UNIT MASONRY BUILDING. THE MOTEL IS APPROXIMATELY 15,606 SF IN SIZE AND IS SITUATED ON A 24,585.88 SF SLOPING PARCEL LOT WITH 36 ON-SITE PARKING SPACES. THE SUBJECT SITE HAS ALLOCATED 3,542.98 SF FOR LANDSCAPING.

ALL EXTERIOR FEATURES, INCLUDING THE PARKING LAYOUT, WILL REMAIN AS IT CURRENTLY EXISTS. FURTHER, VEHICULAR ACCESS IS FROM TWO SEPARATE DRIVEWAYS FRONTING ON SLAUSON AVENUE DUE TO THE SUBJECT PROPERTIES WIDE FRONTAGE ALONG THE STREET. THE FRONTAGE AND VEHICULAR ACCESS IS CONSISTENT WITH THE PATTERN OF DEVELOPMENT ALONG THE PORTION OF SAID HIGHWAY. THE SUBJECT SITE HAS INCORPORATED ALL THE REQUISITES FOR THE SUCCESSFUL OPERATION OF A MOTEL.

THE PROPERTY IS ADEQUATE TO MEET ALL DEVELOPMENT STANDARDS AS PRESCRIBED BY ORDINANCE AND CODES AT TIME OF CONSTRUCTION. THE EXISTING USE INTEGRATES WELL WITH ALL SURROUNDING LAND USES AND ZONING IN THE AREA AND ITS SIZE ACCOMODATES ALL THE REQUIRED USES.

- C. That the proposed use is adequately served:
1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
  2. By other public or private service facilities as are required.

THE PROPOSED SITE IS ADEQUATELY SERVED BY PUBLIC AND PRIVATE

**FACILITIES AS REQUIRED FOR THIS USE. THE SUBJECT SITE HAS COMMERCIAL FRONTAGE ON SLAUSON AVENUE, A MAJOR THOROUGHFARE.**

**THE SUBJECT PROPERTY, AND THE SURROUNDING DEVELOPMENTS, ARE WELL SERVED BY THE FULLY DEDICATED AND IMPROVED 100 FOOT WIDE PORTION OF SLAUSON AVENUE AFFORDING GOOD TRAFFIC CIRCULATION NECESSARY FOR PROPER COMMERCIAL DEVELOPMENT.**

**THE EXISTING MOTEL ACCOMODATES 36 ON SITE PARKING SPACES. THIS ALLEVIATES THE NEED TO USE SURFACE STREETS FOR PARKING PURPOSES. THEREFORE, THE PROPOSED PROPERTY IS ADEQUATELY SERVED BY BY A SUFFICIENTLY WIDE MAJOR COMMERCIAL HIGHWAY AND BY OTHER PUBLIC AND PRIVATE SERVICE FACILITIES.**

Incident Date: 01/06/2005

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
O	D	R	4542 SLAUSON AV, LAD	97	JET INN	CONT, D C-1 AND C-2 [REDACTED], [REDACTED] RE: LOITERING IN NARCO LOC. W/A. C-1 69 EAST COAST CRIP C-2 PAROLE RE: SALES

Incident Date: 01/15/2005

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
O	D	R	4542 SLAUSON AV, LAD	9	JET INN	CHKD LOC RE: RECENT NARCO ACTIVITY. LOC CHKD OK

Incident Date: 01/22/2005

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
O	D	R	4542 SLAUSON AV, LAD	4	JET INN	LOC CKD OK

Incident Date: 02/08/2005

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
O	D	R	4542 SLAUSON AV, LAD	7		X-272 RE:10-29V

Incident Date: 03/07/2005

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
O	D	R	4542 SLAUSON AV, LAD	5	TRANSPORT TO 11814 1/2 ALLIN ST AND 11788 BRADDOCK DR, CULVER CITY. APT 96, APT 395	TRANSPORTED [REDACTED] MH/13 AND [REDACTED] MH/13. [REDACTED] RELEASED MOTHERS [REDACTED] FH/33 AND [REDACTED] FH/36 AT HOME.

Incident Date: 03/12/2005

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
O	D	R	4542 SLAUSON AV UNIT 306, LAD	71	DELAYED OBS	UTL WARR S/[REDACTED], [REDACTED] FB/121968, AT LOC WHICH IS MOTEL/JET INN

CALL MGR/323-295-2544

Incident Date: 03/26/2005

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
C	B	P	4542 SLAUSON AV, LAD "JETT INN MOTEL"	24	INF SAID A MB/30S IS ARGUING AT THE FRT DESK REFUSING TO LEAVE.	CONT MGR, D/P GPA/UTL. NO EV OF ANY CRIME.

C	B	P	4542 SLAUSON AV, LAD "JETT INN MOTEL"	24	INF SAID A MB/30S IS ARGUING AT THE FRT DESK REFUSING TO LEAVE.	ASST 273 WITH 415B CALL.
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Incident Date: 04/04/2005

ATTACHMENT B



Incident Date: 04/04/2005

S	R	P	Location	Tag	Dispatch Text	Clearance Text
C	B	P	4542 SLAUSON AV, LAD JET INN	129	MH/A WEARING BLACK T-SHIRT AND BLUE BASEBALL CAP IS CLAIMING TO BE A POLICE OFFICER AND IS LOOKING FOR SOMEONE DEMANDING ENTRY TO BUSINESS. INF BELIEVES HE IS IMPERSONATING A POLICE OFFICER.	C/ [REDACTED] MA/A AND [REDACTED] MH/A RE: 931. 415 ONLY. D/P LEFT LOC.

Incident Date: 04/17/2005

S	R	P	Location	Tag	Dispatch Text	Clearance Text
C	D	R	4542 SLAUSON AV, LAD JET INN	12	INF STATES FEMALE DRIVING A U-HAUL TRUCK CANNOT HANDLE IT, AND IS STUCK IN THE CAR PORT AT LOC.	ASSISTED [REDACTED] FB/A RE: VEH STUCK IN PRIVATE BUSINESS DRIVEWAY.

Incident Date: 05/25/2005

S	R	P	Location	Tag	Dispatch Text	Clearance Text
O	D	R	4542 SLAUSON AV, LAD	5		ARRESTED DRIVER FOR 11350/11364 HS AND PASS [REDACTED] FOR NO-BAIL 11350 HS WNT. COMPLETED CHP 180 FOR 273, AND WAITED FOR OW TRUCK.

Incident Date: 06/05/2005

S	R	P	Location	Tag	Dispatch Text	Clearance Text
C	D	R	4542 SLAUSON AV, LAD #103 "JET INN"	74	TO A VEH	CONTD V/ [REDACTED] MB 071349 RE: 488...C RPT

Incident Date: 06/07/2005

S	R	P	Location	Tag	Dispatch Text	Clearance Text
O	D	R	4542 SLAUSON AV, LAD	17		SEE BELOW

Incident Date: 07/06/2005

S	R	P	Location	Tag	Dispatch Text	Clearance Text
C	D	R	4542 SLAUSON AV, LAD "JET INN"	4	CLERK SAYS A WOMAN REFUSES TO LEAVE THE LOBBY	ASSIST 274
C	D	R	4542 SLAUSON AV, LAD "JET INN"	4	CLERK SAYS A WOMAN REFUSES TO LEAVE THE LOBBY	[REDACTED] F/B 34,, TRANSPORTED TO CENTURY/LA BREA,,, 270S ,,SGT [REDACTED] ,,,, ESCORTED US

Incident Date: 07/25/2005

01/15/2010

Report RAPS 300  
Regional Allocation of Police Services  
Location Inquiry from 01/01/2005 To 12/31/2009

Incident Date: 07/25/2005

S	R	P	Location	Tag	Dispatch Text	Clearance Text
C	B	P	4542 SLAUSON AV, LAD JET INN HOTEL	68	INF SAID THAT THE 459 SUSP FROM THIS MORNING JUST RENTED A ROOM AT LOC AND THE VEHICLE IS IN PARKING LOT	ASSIST 274
C	B	P	4542 SLAUSON AV, LAD JET INN HOTEL	68	INF SAID THAT THE 459 SUSP FROM THIS MORNING JUST RENTED A ROOM AT LOC AND THE VEHICLE IS IN PARKING LOT	
C	B	P	4542 SLAUSON AV, LAD JET INN HOTEL	68	INF SAID THAT THE 459 SUSP FROM THIS MORNING JUST RENTED A ROOM AT LOC AND THE VEHICLE IS IN PARKING LOT	X-274 AS NEEDED.
C	B	P	4542 SLAUSON AV, LAD JET INN HOTEL	68	INF SAID THAT THE 459 SUSP FROM THIS MORNING JUST RENTED A ROOM AT LOC AND THE VEHICLE IS IN PARKING LOT	
C	B	P	4542 SLAUSON AV, LAD JET INN HOTEL	68	INF SAID THAT THE 459 SUSP FROM THIS MORNING JUST RENTED A ROOM AT LOC AND THE VEHICLE IS IN PARKING LOT	
C	B	P	4542 SLAUSON AV, LAD JET INN HOTEL	68	INF SAID THAT THE 459 SUSP FROM THIS MORNING JUST RENTED A ROOM AT LOC AND THE VEHICLE IS IN PARKING LOT	DET [REDACTED] 4/16/71 A LIC 3ADK342 RE POSS 459S PER WITT NOT THE GUY

Incident Date: 08/04/2005

S	R	P	Location	Tag	Dispatch Text	Clearance Text
O	D	R	4542 SLAUSON AV, LAD	1	2ND HAND FROM LAPD/JET INN/	CONT [REDACTED] MB/010269 W/A RE LOITERING DP [REDACTED]. NO EV OF ANY CRIME.

Incident Date: 11/10/2005

S	R	P	Location	Tag	Dispatch Text	Clearance Text
C	D	R	4542 SLAUSON AV, LAD JET INN RM 104	53	INF RECEIVING DEATH THREATS. KNOWN SUSP.	CONT [REDACTED] MH/111178 RE 422, NO 422 VERBAL DISPUTEONLY.

Incident Date: 11/28/2005

S	R	P	Location	Tag	Dispatch Text	Clearance Text
O	D	R	4542 SLAUSON AV, LAD	49	RE: NARCO	X-273

Incident Date: 12/04/2005

S	R	P	Location	Tag	Dispatch Text	Clearance Text
9	D	R	4542 SLAUSON AV, LAD "JET INN MOTEL"	10	MANAGER REPORTED SOME TYPE OF DISTURBANCE AT LOC	C/MGR [REDACTED], MA/61 RE: MB/A TRANSIENT TRESPASSING. DP UTL/GPA.

Incident Date: 12/05/2005

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
O	D	R	4542 SLAUSON AV, LAD	79		W/A DRIVER RE 24252A VC.

Incident Date: 12/19/2005

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
O	D	R	4542 SLAUSON	61	X/273	X/273

O D R 4542 SLAUSON AV, LAD

RE:10-29V

X-273 RE:10-29V INV.

Incident Date: 01/07/2006

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
O	D	R	4542 SLAUSON BL, LAD	3	ASSIST CHP	ASSIST WLA CHP 7941 RE:502

Incident Date: 01/08/2006

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
C	D	R	4542 SLAUSON AV, LAD X-OVERHILL DR	21	"JET INN" CONTACT MANAGER RE: MB/30'S TRESPASSING AT LOC	CONT [REDACTED] MB/22 RE P602N.NO CRIME AT LOC.ASKED D/P TO LEAVE,PARTY WILCO AND LEFT LOC.

C D R 4542 SLAUSON AV, LAD X-OVERHILL DR

X-273 RE:415B

"JET INN" CONTACT MANAGER RE: MB/30'S TRESPASSING AT LOC

Incident Date: 01/09/2006

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
O	D	R	4542 SLAUSON AV, LAD	89		P/CK, CKD OK

Incident Date: 01/23/2006

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
O	D	R	4542 SLAUSON AV, LAD	143	JET INN	PATROL CHECK, CKD OK.

Incident Date: 01/25/2006

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
O	D	R	4542 SLAUSON AV, LAD	121		P/CK OK

Incident Date: 01/26/2006

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
O	D	R	4542 SLAUSON AV, LAD	108		P-CKS SECURE

Incident Date: 02/01/2006

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
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Report RAPS 300  
Regional Allocation of Police Services  
Location Inquiry from 01/01/2005 to 12/31/2009

Incident Date: 02/01/2006

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
O	D	R	4542 SLAUSON AV, LAD	103		P/CK SECURE

Incident Date: 02/02/2006

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
O	D	R	4542 SLAUSON AV, LAD	98	P/CK	P/CK, S SECURE

Incident Date: 02/06/2006

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
O	D	R	4542 SLAUSON AV, LAD	110		P/CK SECURE

Incident Date: 02/07/2006

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
O	D	R	4542 SLAUSON AV, LAD	157		P/CK SECURE

Incident Date: 02/10/2006

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
9	B	P	4542 SLAUSON AV, LAD "JET MOTEL"	105	INF STATES 2 MB/A TOOK MONEY AND JEWELRY FROM HIM AND RAN SOUTH BOUND AND OUT OF VIEW	CONT [REDACTED] MB/032447RE:211JO,, SEE REPORT

9 B P 4542 SLAUSON AV, LAD "JET  
MOTEL"9 B P 4542 SLAUSON AV, LAD "JET  
MOTEL"

Incident Date: 02/13/2006

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
O	D	R	4542 SLAUSON AV, LAD	91	P/CK	P/CK SECURE.

Incident Date: 02/14/2006

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
O	D	R	4542 SLAUSON AV, LAD	91	P/CK	P/CK SECURE

Incident Date: 03/09/2006

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
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Incident Date: 03/09/2006

S	R	P	Location	Tag	Dispatch Text	Clearance Text
9	B	E	4542 SLAUSON AV, LAD "JETT INN MOTEL"	32	FTF///// INF WAS ON PAY PHONE SAID HE WAS BEATEN AND WALKED AWAY FROM THE PHONE. SUSP L/S DRIVING S/B ON OVERHILL IN A WHT DIAMONTE///	X-273 RE:215 AS NEEDED.
9	B	E	4542 SLAUSON AV, LAD "JETT INN MOTEL"	32	FTF///// INF WAS ON PAY PHONE SAID HE WAS BEATEN AND WALKED AWAY FROM THE PHONE. SUSP L/S DRIVING S/B ON OVERHILL IN A WHT DIAMONTE///	SEE RPRT
9	B	E	4542 SLAUSON AV, LAD "JETT INN MOTEL"	32	FTF///// INF WAS ON PAY PHONE SAID HE WAS BEATEN AND WALKED AWAY FROM THE PHONE. SUSP L/S DRIVING S/B ON OVERHILL IN A WHT DIAMONTE///	X-273 RE 215
C	D	R	4542 SLAUSON AV, LAD "JET INN MOTEL"	54	INF/VICT OF 215PC 0500 THIS MORNING. INF SAYS ONE OF THE FEMALE SUSP/S HAS RETURNED TO HER MOTEL ROOM. RELATED TO @32. IWMSK.	
C	D	R	4542 SLAUSON AV, LAD "JET INN MOTEL"	54	INF/VICT OF 215PC 0500 THIS MORNING. INF SAYS ONE OF THE FEMALE SUSP/S HAS RETURNED TO HER MOTEL ROOM. RELATED TO @32. IWMSK.	X 274 AS NEEDED
C	D	R	4542 SLAUSON AV, LAD "JET INN MOTEL"	54	INF/VICT OF 215PC 0500 THIS MORNING. INF SAYS ONE OF THE FEMALE SUSP/S HAS RETURNED TO HER MOTEL ROOM. RELATED TO @32. IWMSK.	CONT [REDACTED] MB/073170 RE:930, RE:T-32, POSS SUSP NOT @ LOC SEE T-32 AND INITIAL REPORT

Incident Date: 03/16/2006

S	R	P	Location	Tag	Dispatch Text	Clearance Text
O	D	R	4542 SLAUSON AV, LAD	98		P/CKS SECURE

Incident Date: 03/17/2006

S	R	P	Location	Tag	Dispatch Text	Clearance Text
O	D	R	4542 SLAUSON AVE, LAD	106		P/CKS SECURE.

Incident Date: 03/19/2006



Report RAPS 300  
Regional Allocation of Police Services  
Location Inquiry from 01/01/2005 To 12/31/2009

Incident Date: 03/19/2006

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
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9	B	P	4542 SLAUSON AV, LAD "JET IN MOTEL"	14	INF WAS ROBBED AT GUN POINT.SUSP/S 2 MB/A, 1 MW/A. VICT/INF	X-274 AS NEEDED
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CLOTHING, KEYS, WALLET, CELL  
PHONE AND MONEY TAKEN, ALSO  
VICT'S REANT A CAR, 04 CHEVY  
MALIBU, BLU.\*\*911B VICT IN THE  
LOBBY\*20 AGO

9	B	P	4542 SLAUSON AV, LAD "JET IN MOTEL"	14	INF WAS ROBBED AT GUN POINT.SUSP/S 2 MB/A, 1 MW/A. VICT/INF	CONT [REDACTED] MW/012871,, SEE RPT
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CLOTHING, KEYS, WALLET, CELL  
PHONE AND MONEY TAKEN, ALSO  
VICT'S REANT A CAR, 04 CHEVY  
MALIBU, BLU.\*\*911B VICT IN THE  
LOBBY\*20 AGO

Incident Date: 03/22/2006

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
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O	D	R	4542 SLAUSON AV, LAD	119		P/CKS SECURE.
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Incident Date: 03/25/2006

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
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O	D	R	4542 SLAUSON AV, LAD	88		P/CKS SECURE.
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Incident Date: 03/31/2006

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
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O	D	R	4542 SLAUSON AV, LAD	118		PATROL CHECK, CKD OK.
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Incident Date: 04/05/2006

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
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O	D	R	4542 SLAUSON AV, LAD	124		PATROL CHECK, CKD OK.
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Incident Date: 04/07/2006

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
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O	D	R	4542 SLAUSON AV, LAD	87		PATROL CHECK, CKD OK.
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Incident Date: 04/12/2006

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
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Incident Date: 04/12/2006

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
O	D	R	4542 SLAUSON AV, LAD	45		RECVRD A 01 VOLK JETTA BLK 4DR LIC PLATE [REDACTED] VEH. TOWED TO B/H TOW. SEE CHP-180.
O	D	R	4542 SLAUSON AV, LAD	46	BACK-UP RE 917A/1029V	BACK UP 274A WHILE RECOVERING 10-29V.

Incident Date: 04/13/2006

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
C	D	R	4542 SLAUSON, LAD "JET INN"	117	SECOND HAND INFO FROM LAPD FB/A BY THE NAME OF [REDACTED] WAS HIT IN THE HEAD BY HER BF SUSP/ IS A MB/ 18YRS OF AGE AND GOES BY THE NAME OF [REDACTED]	CONT [REDACTED] FB/A RE 927/P245.242 OCCURRED, PARTY NON DESIROUS AND D/P GPA UTL.

Incident Date: 04/15/2006

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
O	D	R	4542 SLAUSON AV, LAD	78		PATROL CHECK, CKD OK.

Incident Date: 04/16/2006

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
C	B	P	4542 SLAUSON AV, LAD JET INN	26	1 MB/A WEARING BLK JACKET AND ANOTHER MALE UNK DESCRIPTION ROBBED THE INF WITH A HANDGUN AND LEFT IN AN UNK DIRECTION AND WITH UNK TRANSPORTATION	ASSIST 274 RE ROBBERY INVEST

C	B	P	4542 SLAUSON AV, LAD JET INN	26	1 MB/A WEARING BLK JACKET AND ANOTHER MALE UNK DESCRIPTION ROBBED THE INF WITH A HANDGUN AND LEFT IN AN UNK DIRECTION AND WITH UNK TRANSPORTATION	ASSISTED 274 RE 211J/O AS NEEDED
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C	B	P	4542 SLAUSON AV, LAD JET INN	26	1 MB/A WEARING BLK JACKET AND ANOTHER MALE UNK DESCRIPTION ROBBED THE INF WITH A HANDGUN AND LEFT IN AN UNK DIRECTION AND WITH UNK TRANSPORTATION	SEE RPT 00916
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Incident Date: 04/19/2006

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
O	D	R	4542 SLAUSON AV, LAD	88		P/CKS SECURE.
O	D	R	4542 SLAUSON AV, LAD	120		P/CKS SECURE.

01/15/2010

Report RAPS 300  
Regional Allocation of Police Services  
Location Inquiry from 01/01/2005 To 12/31/2009

Incident Date: 04/19/2006

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
O	D	R	4542 SLAUSON AV, LAD	142		P/CKS SECURE.

Incident Date: 04/20/2006

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
O	D	R	4542 SLAUSON AV, LAD	101		P/CKS SECURE.

Incident Date: 04/21/2006

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
O	D	R	4542 SLAUSON AV, LAD	77		P/CKS SECURE.

Incident Date: 04/22/2006

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
O	D	R	4542 SLAUSON AV, LAD	104		P/CKS SECURE.

Incident Date: 04/24/2006

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
O	D	R	4542 SLAUSON AV, LAD	71		P/CKS SECURE.

Incident Date: 04/24/2006

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
C	D	R	4542 SLAUSON AV, LAD JET INN	33	INF, STATES THAT SOMEONE IN ROOM 315 DOES NOT BELONG THER , OT RENTED OUT	ASSTD-274 RE:415B CALL

C D R 4542 SLAUSON AV, LAD JET INN

C/ [REDACTED], MB/110657 [REDACTED]  
[REDACTED] FB/121074 RE:602, NO W/W, [REDACTED]

Incident Date: 04/26/2006

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
O	D	R	4542 SLAUSON AV, LAD	96		P/CKS SECURE.

Incident Date: 04/27/2006

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
O	D	R	4542 SLAUSON AV, LAD	1		P/CKS SECURE.

Incident Date: 04/28/2006

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
O	D	R	4542 SLAUSON AV, LAD	138		P/CKS SECURE.

Incident Date: 04/29/2006

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
O	D	R	4542 SLAUSON AV, LAD	89		P/CKS SECURE.

Incident Date: 04/29/2006

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
O	D	R	4542 SLAUSON AV, LAD	71		P/CKS SECURE.

O	D	R	4542 SLAUSON AV, LAD	101		P/CKS SECURE.
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Incident Date: 05/02/2006

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
O	D	R	4542 SLAUSON AV, LAD	14		FLAGGED DOWN RE: 261/211/207//RPT..SEE RPT 06-01057.

Incident Date: 05/03/2006

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
O	D	R	4542 SLAUSON AV, LAD	84		P/CKS SECURE.

O	D	R	4542 SLAUSON AV, LAD	106		P/CKS SECURE.
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Incident Date: 05/04/2006

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
O	D	R	4542 SLAUSON AV, LAD	3		P/CKS SECURE.

Incident Date: 05/05/2006

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
O	D	R	4542 SLAUSON AV, LAD	109		P/CKS SECURE.

O	D	R	4542 SLAUSON AV, LAD	124		P/CKS SECURE.
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Incident Date: 05/06/2006

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
O	D	R	4542 SLAUSON AV, LAD	77		P/CKS SECURE.

Incident Date: 05/07/2006

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
O	D	R	4542 SLAUSON AV, LAD	111		P/CKS SECURE.

Incident Date: 05/12/2006

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
O	D	R	4542 SLAUSON AV, LAD	114		P/CKS SECURE.

Incident Date: 05/13/2006

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
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Report RAPS 300  
Regional Allocation of Police Services  
Location Inquiry from 01/01/2005 To 12/31/2009

Incident Date: 05/13/2006

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
O	D	R	4542 SLAUSON AV, LAD	53		P/CKS SECURE.

Incident Date: 05/14/2006

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
O	D	R	4542 SLAUSON AV, LAD	70		PATROL CHECK, CKD OK.

Incident Date: 05/21/2006

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
O	D	R	4542 SLAUSON AV, LAD	109		P/CKS SECURE.

Incident Date: 05/28/2006

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
O	D	R	4542 SLAUSON AV, LAD	60		PATROL CHECK, CKD OK.

Incident Date: 06/03/2006

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
O	D	R	4542 SLAUSON AV, LAD	81		P/CKS SECURE.

Incident Date: 06/05/2006

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
O	D	R	4542 SLAUSON AV, LAD	85		P/CKS RE:925S. LOC CKS OK.

Incident Date: 06/17/2006

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
C	D	R	4542 SLAUSON AV, LAD "JET INN"	22	RE:2 925'S THAT WERE AT LOC AROUND 0430 HRS. INF A BIT HARD TO UNDERSTAND.	CONT MANAGER [REDACTED] MO/75 RE:925 ACTIVITY FROM EM,S. INF ADVISED RE:TIMELY CALLS TO THE POLICE

C	D	R	4542 SLAUSON AV, LAD "JET INN"	22	RE:2 925'S THAT WERE AT LOC AROUND 0430 HRS. INF A BIT HARD TO UNDERSTAND.	
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Incident Date: 06/28/2006

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
C	D	R	4542 SLAUSON AV, LAD JET INN	118	INF STATES MB/28, 507, NFD, TRESPASSING AT LOC. CONT INFORMANT AT MANAGERS OFFICE	D/P UTL/GPA

Incident Date: 07/11/2006

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>



Incident Date: 07/11/2006

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
9	D	R	4542 SLAUSON AV, LAD JET INN	76	IWSK IN FRONT OF MOTEL NEAR LOBBY RE 415 WITH UNCLE AT LOC OVER FRIDGE	INF, , GPA, , UTL, , CONT [REDACTED] THE MGR. STATED HE WAS UNAWARE OF ANY PROBLEMS AT LOC.

Incident Date: 07/17/2006

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
O	D	R	4542 SLAUSON AV, LAD	77	JET INN MOTEL	P-CK GOOD

Incident Date: 07/19/2006

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
O	D	R	4542 SLAUSON AVE, LA JETT INN	8		CONT [REDACTED] MB/091869 AND BRYON MANSON MW/082856 RE:4000A CVC. [REDACTED] HAD SOMEONE ELSE'S ID IN POSS. IT WAS LATER DETERMINED IT WAS LOST. PROP RE

Incident Date: 08/30/2006

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
O	D	R	4542 SLAUSON AV, LAD	117	RE:112	CONT [REDACTED] MHA, , RE:503R, , , SEE CHP180

Incident Date: 11/25/2006

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
C	D	R	4542 SLAUSON AV, LAD "JET INN"	19	INF STATES THERE IS FB/A LADY AT THE FRONT COUNTER MAKING LOUD NOISES	C/[REDACTED] FB/111466 RE SCREAMING. W/A WILCO

C	D	R	4542 SLAUSON AV, LAD "JET INN"	19	INF STATES THERE IS FB/A LADY AT THE FRONT COUNTER MAKING LOUD NOISES	ASST 271 W/ 415 @ JET INN, LADY UPSET BECAUSE [REDACTED] LEFT HER, , [REDACTED] FB/31366. LEFT LOC WALKING TOWARDS CRENSHAW. ENRT BACK TO MDR, , FINAL CHECKS...
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Incident Date: 12/11/2006

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
O	D	R	4542 SLAUSON AV, LAD	87		CITED AND RELEASED DRIVER RE:23222B CVC

Incident Date: 12/13/2006

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
C	D	R	4542 SLAUSON AV, LAD "JET INN MOTEL"	106	CONT INF RE ELDERLY F/W WEARING WHT OVERCOAT STANDING IN PARKING LOT OF LOC/POSS LOST	CONT. [REDACTED] FW/120158 RE:LOST. C4 LOCAL TRANSIENT WAITING FOR LOCAL CHURCH TO OPEN. NON-DESIROUS OF OUR ASSISTANCE. INF. MOTEL MGR. ADVISED.

Report RAPS 300  
Regional Allocation of Police Services  
Location Inquiry from 01/01/2005 To 12/31/2009

01/15/2010

Incident Date: 01/03/2007

S	R	P	Location	Tag	Dispatch Text	Clearance Text
C	B	P	4542 SLAUSON AV, LAD "JET INN"	122	F/40 AT PAY PHONE SAYS VOICES ARE FOLLOWING HER, TELLING HER TO HURT HERSELF.	
C	B	P	4542 SLAUSON AV, LAD "JET INN"	122	F/40 AT PAY PHONE SAYS VOICES ARE FOLLOWING HER, TELLING HER TO HURT HERSELF.	X-274
C	B	P	4542 SLAUSON AV, LAD "JET INN"	122	F/40 AT PAY PHONE SAYS VOICES ARE FOLLOWING HER, TELLING HER TO HURT HERSELF.	C/ [REDACTED] FB/040759 RE: STATING SHE WANTED TO KILL HERSELF...INF UPSET OVER THE DEATH OF HER MOTHER...TRANS TO BROTHMAN FOR SELF COMMITTAL.

Incident Date: 01/07/2007

S	R	P	Location	Tag	Dispatch Text	Clearance Text
O	D	R	4542 SLAUSON AV, LAD	6		W/A DRVR

Incident Date: 01/21/2007

S	R	P	Location	Tag	Dispatch Text	Clearance Text
C	B	P	4542 SLAUSON AV, LAD "JET INN HOTEL"	91	FB/A WEARING BLK AND WHT CLOTHES ACTING CRAZY IN THE LOBBY REFUSING TO LEAVE	ARSTED [REDACTED] FH/031659 RE:647F,,, SEE RPT

Incident Date: 02/19/2007

S	R	P	Location	Tag	Dispatch Text	Clearance Text
O	D	R	4542 SLAUSON, LAD	33	JET INN	DUP TAG
O	D	R	4542 SLAUSON, LAD	34	JET INN	ASST LAPD RE:215 VEH PARKED AT LOCATION
O	D	R	4542 SLAUSON AV, LAD	36	RE:10-29V 215 VEH	ASST AS NEEDED RE 215PC VEH. RECOVERED VEH.

Incident Date: 03/08/2007

S	R	P	Location	Tag	Dispatch Text	Clearance Text
9	D	R	4542 SLAUSON AV, LAD "JET INN"	71	UNK MALE FOLLOWING HIM THRU MOTEL, HOMELESS FEMALE SCREAMING AT HIM (NFD)	INF, HE IS LEAVING LOC CANCELL PER
9	D	R	4542 SLAUSON AV, LAD "JET INN"	71	UNK MALE FOLLOWING HIM THRU MOTEL, HOMELESS FEMALE SCREAMING AT HIM (NFD)	

Incident Date: 03/08/2007

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
9	D	R	4542 SLAUSON AV, LAD "JET INN"	71	UNK MALE FOLLOWING HIM THRU MOTEL, HOMELESS FEMALE SCREAMING AT HIM(NFD)	

Incident Date: 04/05/2007

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
C	D	R	4542 SLAUSON AV, LAD "JETT INN" MOTEL"	108	INF SAID THE MAIDS AT LOC TOOK HER PROPERTY. IWMSK AT THE FRT LOBBY. IAD RE: 10-15.	C/ [REDACTED] MB/010979, REGARDING CIVIL MATTER, OF HOTEL DUES.

Incident Date: 04/14/2007

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
C	D	R	4542 SLAUSON AV, LAD "JETT INN"	45	MALE TRANSIENT CALLED 911 SAYING A MB, BLU HAT, BLU SHIRT, BLU TOTE BAG IS IN PRKG LOT HARRASING HIM. CALLER IS 918, MAKES SIMILAR CALLS ON DAILY BASIS.	DP GPA UTL

C	D	R	4542 SLAUSON AV, LAD "JETT INN"	45	MALE TRANSIENT CALLED 911 SAYING A MB, BLU HAT, BLU SHIRT, BLU TOTE BAG IS IN PRKG LOT HARRASING HIM. CALLER IS 918, MAKES SIMILAR CALLS ON DAILY BASIS.	X 273 AS NEEDED
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Incident Date: 05/03/2007

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
9	B	P	4542 SLAUSON AV, LAD "JET INN"	151	MALE BLACK WRNG ALL BLACK INF HAS SUSPECTS DRIVERS LICENSE NUMBER SUSPECT A GUEST AT HOTEL NO WEAPONS USED OR SEEN SUSPECT LEFT LOC ON FOOT, FTF.	DELAYED TO CALL RE BRIEFING ASST UNIT 274 AS NEEDED

9	B	P	4542 SLAUSON AV, LAD "JET INN"	151	MALE BLACK WRNG ALL BLACK INF HAS SUSPECTS DRIVERS LICENSE NUMBER SUSPECT A GUEST AT HOTEL NO WEAPONS USED OR SEEN SUSPECT LEFT LOC ON FOOT, FTF.	CONT [REDACTED] RE: ROBBERY HANDLED BY 273.
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Incident Date: 05/06/2007

Incident Date: 05/06/2007

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
O	D	R	4542 SLAUSON AV, LA JET INN	6	RE:10-29V	ARR [REDACTED] MB/012058 RE:10851CVC,11350HS

Incident Date: 05/21/2007

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
O	D	R	4542 SLAUSON, LAD JET INN	103		CONT INF RE:211 PC FILE 07- 01161

O	D	R	4542 SLAUSON AV, LAD	118		ARRESTED [REDACTED] RE:23152 CVC AND 11350A HS. SEE REPORT UNDER SEQUENTIAL NUMBER 407-01309-2766-181
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Incident Date: 06/02/2007

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
9	D	R	4542 SLAUSON AV, LAD "JET INN"	134	911A LOCAL TRANSIENT (CALLS SELF [REDACTED]) OUT FRONT RE: UNK PROBLEM. SAYS HE IS TRYING TO GET INSIDE LOC, BUT IT'S LOCKED AND NO ONE ANSWERS.	C/MGR. HE DID NOT KNOW WHO CALLED...D/P GPA

Incident Date: 06/03/2007

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
9	D	R	4542 SLAUSON AV, LAD JET INN	105	C/ INF IN FRONT OF OFFICE RE 415B. INF IS CONSTANT CALLER CLAIMING TO BE "JAZZ SINGER"5150	CALL 10-22

9	D	R	4542 SLAUSON AV, LAD JET INN	105	C/ INF IN FRONT OF OFFICE RE 415B. INF IS CONSTANT CALLER CLAIMING TO BE "JAZZ SINGER"5150	
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9	D	R	4542 SLAUSON AV, LAD JET INN	105	C/ INF IN FRONT OF OFFICE RE 415B. INF IS CONSTANT CALLER CLAIMING TO BE "JAZZ SINGER"5150	
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Incident Date: 06/20/2007

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
O	D	R	4542 SLAUSON	25		FOLLOW UP ON A 10-29V

O	D	R	4542 SLAUSON AVE	46	10-29V RECOVERY	SEE CHP180 UNDER LASD/SOUTHWEST FILE NUMBER. VEH LIC PLATE 5XSZ629
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Incident Date: 08/02/2007

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
O	D	R	4542 SLAUSON AV, LAD "JET INN"	39	SCAR RPT/JET INN	NO ANSWER AT LOC
C	D	R	4542 SLAUSON AV, LAD RM #306 "JETT INN HOTEL"	100	S.C.A.R. P/UP PAPERWORK FROM DESK.	NO E/V OF 273A SEE SCAR FOR DETAILS.

Incident Date: 08/12/2007

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
C	D	R	4542 SLAUSON AV, LAD "JET INN" 306	81	VEH BURG	CONT [REDACTED] FW/101278 RE 459R. SEE RPT 4 FURTHER.

Incident Date: 09/16/2007

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
C	B	P	4542 SLAUSON AV, LAD "JET INN"	37	INF STATES A MALE BLACK AND FEMALE BLACK HOTEL GUESTS ARE FIGHTING IN THE FRONT LOBBY.	
C	B	P	4542 SLAUSON AV, LAD "JET INN"	37	INF STATES A MALE BLACK AND FEMALE BLACK HOTEL GUESTS ARE FIGHTING IN THE FRONT LOBBY.	
C	B	P	4542 SLAUSON AV, LAD "JET INN"	37	INF STATES A MALE BLACK AND FEMALE BLACK HOTEL GUESTS ARE FIGHTING IN THE FRONT LOBBY.	ASSISTED 273 RE 415FT AS NEEDED
C	B	P	4542 SLAUSON AV, LAD "JET INN"	37	INF STATES A MALE BLACK AND FEMALE BLACK HOTEL GUESTS ARE FIGHTING IN THE FRONT LOBBY.	C/DPS, [REDACTED], MB09248, ND CTHRN YVT FSTR, FB 050876, RE BUS MONEY ND RIDE TO CPT, CTHRN AGREED TO GV HIM BUS TOKENS, ESCRTD DEONTE OUT OF JET IN.C-4

Incident Date: 09/22/2007

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
O	D	R	4542 SLAUSON AV, LAD JETT INN MOTEL	23		RECVRD 93 BMW 4DR GLD LIC PLATE 3FHS534. TOWED PER. 22651/C/CVC.

Incident Date: 09/29/2007

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
C	B	P	4542 SLAUSON AV, LAD #206 "JET INN"	106	INF STATES THERE IS 2 MH/A AND 1 FB/A ARGUING IN THE ROOM HE THINKS THEY MAYBE FIGHTING	
C	B	P	4542 SLAUSON AV, LAD #206 "JET INN"	106	INF STATES THERE IS 2 MH/A AND 1 FB/A ARGUING IN THE ROOM HE THINKS THEY MAYBE FIGHTING	ASSIST 274 RE:TRANSPORT FEM TO STA/BOOK



Incident Date: 09/29/2007

S	R	P	Location	Tag	Dispatch Text	Clearance Text
C	B	P	4542 SLAUSON AV, LAD #206 "JET INN"	106	INF STATES THERE IS 2 MH/A AND 1 FB/A ARGUING IN THE ROOM HE THINKS THEY MAYBE FIGHTING	ASST 274 AS NEEDED
C	B	P	4542 SLAUSON AV, LAD #206 "JET INN"	106	INF STATES THERE IS 2 MH/A AND 1 FB/A ARGUING IN THE ROOM HE THINKS THEY MAYBE FIGHTING	ASSIST 274 AS NEEDED.
C	B	P	4542 SLAUSON AV, LAD #206 "JET INN"	106	INF STATES THERE IS 2 MH/A AND 1 FB/A ARGUING IN THE ROOM HE THINKS THEY MAYBE FIGHTING	SEE FILE NUM 407-02754-2767-183 FOR FURTHER DETAILS.

Incident Date: 10/06/2007

S	R	P	Location	Tag	Dispatch Text	Clearance Text
C	B	P	4542 SLAUSON AV, LAD "JET INN"	55	MALE AND FEM ARGUING IN FRONT PRKG LOT.	ASSISTED 273A RE:415F, AS NEEDED
C	B	P	4542 SLAUSON AV, LAD "JET INN"	55	MALE AND FEM ARGUING IN FRONT PRKG LOT.	CONT [REDACTED] MO/102432 AND [REDACTED] PO/051746 RE VERBAL ARGUMENT ONLY. NOT DESIROUS OF RPT OR PROSECUTION AT THIS TIME
C	B	P	4542 SLAUSON AV, LAD "JET INN"	55	MALE AND FEM ARGUING IN FRONT PRKG LOT.	X-273A

Incident Date: 10/12/2007

S	R	P	Location	Tag	Dispatch Text	Clearance Text
O	D	R	4542 SLAUSON AV, LAD	46	C-4	ARREST DRIVER RE: 14601.1AVC

Incident Date: 10/14/2007

S	R	P	Location	Tag	Dispatch Text	Clearance Text
C	B	P	4542 SLAUSON AV, LAD "JET INN" MOTEL"	53	FORMER TENANT REFUSING TO LEAVE THE LOCATION	
C	B	P	4542 SLAUSON AV, LAD "JET INN" MOTEL"	53	FORMER TENANT REFUSING TO LEAVE THE LOCATION	W/A FB/A RE 602

Incident Date: 10/21/2007

S	R	P	Location	Tag	Dispatch Text	Clearance Text
O	D	R	4542 SLAUSON AV, LAD	8		ARRESTED AND RELEASED RE PREVIOUS WARRANT

Incident Date: 10/22/2007

S	R	P	Location	Tag	Dispatch Text	Clearance Text
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Incident Date: 10/22/2007

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
O	D	R	4542 SLAUSON AV, LAD	4		W/A DRIVER RE:PC

Incident Date: 10/28/2007

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
O	D	R	4542 SLAUSON AV, LAD	103		ARRESTED, CITED AND RELEASED RE:MISD WARRANT

Incident Date: 11/01/2007

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
O	D	R	4542 SLAUSON BL, LAD	118		ARRESTED CITED AND RELEASED RE 14601 CVC SEE REPORT

Incident Date: 11/03/2007

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
O	D	R	4542 SLAUSON AV, LAD	18		ARRESTED [REDACTED], [REDACTED] FB/082379 RE:11377 HS AND WARRANTS, SEE REPORT
O	D	R	4542 SLAUSON AV, LAD	21		X-273 WITH A FEMALE SEARCH

Incident Date: 11/10/2007

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
O	D	R	4542 SLAUSON AVE, LAD	15		ARRESTED 2 PASSENGERS FOR WARRANTS, W/A DRIVER FOR 27315DIVC

Incident Date: 11/16/2007

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
O	D	R	4542 SLAUSON AV, LAD	4	PED STOP X-FROM "JET INN"	W/A [REDACTED] FB/10-05-73 RE:WALKING IN THE STREET.

O	D	R	4542 SLAUSON AVE, JET INN MOTEL, LAD	75	BURG INFO	C/JIM MA/A EMPLOYEE UNABLE 2PROVIDE INFO
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Incident Date: 11/17/2007

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
O	D	R	4542 SLAUSON AV, LAD	5	PED STOPS MULTIPLE JET INN.	ARRT [REDACTED] RE:422 PC MISD WARRANT.CITED AND RELEASED IN THE FIELD. F/S APPROVED.

O	D	R	4542 SLAUSON AV, LAD	10	JET INN.	ARRT [REDACTED] MB/24 RE:4.04.170 SC MISD WARRANT.CITED AND RELEASED IN THE FIELD.
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Incident Date: 11/22/2007

Incident Date: 11/22/2007

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
O	D	R	4542 SLAUSON AV, LAD	5		WARNED DRIVER RE TURN SIGNAL VEH VIOLATION

Incident Date: 11/24/2007

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
O	D	R	4542 SLAUSON AV, LAD	108		CITE RE: OPEN BEER IN CAR. DEP [REDACTED] CITED PASS RE: WARRANT.
O	D	R	4542 SLAUSON AV, LAD	113		CITED PASSNGR RE: 12500AVC WARRANT 24959BQ19990 BAIL 1328.

Incident Date: 11/25/2007

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
C	D	R	4542 SLAUSON AV, LAD "JET INN" #306	71	GIRLFRIEND/GIRLFRIEND INF IN ROOM, EX IS DOWN STAIRS	ASSIST 273 AS NEEDED
C	D	R	4542 SLAUSON AV, LAD "JET INN" #306	71	GIRLFRIEND/GIRLFRIEND INF IN ROOM, EX IS DOWN STAIRS	CNTD I/[REDACTED], [REDACTED] FB/ 022183 RE: 415. W/A D/P [REDACTED], [REDACTED] FB/ 102484 NOT TO CNTK INF. AGAIN.
C	D	R	4542 SLAUSON AV, LAD "JET INN" #306	71	GIRLFRIEND/GIRLFRIEND INF IN ROOM, EX IS DOWN STAIRS	ASSTD 273 AS NEEDED RE: 415

Incident Date: 11/29/2007

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
O	D	R	4542 SLAUSON, LAD	10		ARR/CITED [REDACTED] MB/101950 .RE: 4000A1 WARR. ARR/[REDACTED] [REDACTED] FB/051461 RE14601.1CVC WARR.

Incident Date: 01/14/2008

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
O	D	R	4542 SLAUSON AV, LAD	63	X-274	ASST FIRE AND CHP RE LIGHT POLE IN MIDDLE OF STREET

Incident Date: 02/07/2008

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
O	D	R	4542 SLAUSON AV, LAD	140		CITED DRIVER [REDACTED] MB 051680 RE 23222A CVC, 24252A CVC. SEE REPORT UNDER SEQ 00375 FOR FURTHER.

Incident Date: 02/08/2008

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
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Incident Date: 02/08/2008

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
O	D	R	4542 SLAUSON AV, LAD	1		ASSISTED 273 AS NEEDED

Incident Date: 02/11/2008

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
C	D	R	4542 SLAUSON AV, LAD#314 "JETT INN MOTEL"	94	14YR OLD ARGUING W/ MOTHER AT THE LOCATION INF SAID MOM WILL NOT COME TO THE PHONE	415 VERBAL ONLY BETWEEN MOM [REDACTED] FB/A 032270 AND SON [REDACTED] MB/J 112093.

Incident Date: 02/18/2008

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
C	B	P	4542 SLAUSON AV, LAD #214 "JETT INN"	20	INF STATES MAN AT HOTEL KEEPS KNOCKING ON HER DOOR AND THREATENING TO KICK THE DOOR IN INF FEARS FOR HER SAFETY AND HER TWO KIDS	ASSIST 274 RE:415B JETT INN

C	B	P	4542 SLAUSON AV, LAD #214 "JETT INN"	20	INF STATES MAN AT HOTEL KEEPS KNOCKING ON HER DOOR AND THREATENING TO KICK THE DOOR IN INF FEARS FOR HER SAFETY AND HER TWO KIDS	ASST AS NEEDED
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C	B	P	4542 SLAUSON AV, LAD #214 "JETT INN"	20	INF STATES MAN AT HOTEL KEEPS KNOCKING ON HER DOOR AND THREATENING TO KICK THE DOOR IN INF FEARS FOR HER SAFETY AND HER TWO KIDS	ARRESTED [REDACTED] MW/092258 RE:11550 HS. SEE REPORT
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Incident Date: 02/29/2008

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
O	D	R	4542 SLAUSON AV, LAD	8		ARRESTED, CITED RELEASED RE:10000 WARRANT

Incident Date: 03/01/2008

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
O	D	R	4542 SLAUSON AV, LAD	8		W/A DRIVR RE U TURN VIOLATION. [REDACTED]

Incident Date: 03/20/2008

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
C	B	P	4542 SLAUSON, LAD JET INN HOTEL	83	SUSP MB/A ARMED WITH HANDGUN	
C	B	P	4542 SLAUSON, LAD JET INN HOTEL	83	SUSP MB/A ARMED WITH HANDGUN	ASIST 274 AS NEEDED

Incident Date: 03/20/2008

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
C	B	P	4542 SLAUSON, LAD JET INN HOTEL	83	SUSP MB/A ARMED WITH HANDGUN	C/CHUN CHANG MA/111544 RE:211J/O, SEE RPT.

Incident Date: 04/11/2008

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
C	D	R	4542 SLAUSON AV, LAD RM 315 "JETT INN MOTEL"	65	INF SAID A GUEST IN ROOM 315 IS REFUSING TO LEAVE AND HAS NOT PAID.	
C	D	R	4542 SLAUSON AV, LAD RM 315 "JETT INN MOTEL"	65	INF SAID A GUEST IN ROOM 315 IS REFUSING TO LEAVE AND HAS NOT PAID.	DP W/A [REDACTED].

Incident Date: 04/30/2008

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
O	D	R	4542 SLAUSON AV, LAD	73		W/A PED RE:MISD OUT OF STATE WARRANT.NO EXTRADITION.

Incident Date: 05/07/2008

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
O	D	R	4542 SLAUSON AV, LAD	4		ARRESTED [REDACTED] MH/022484 RE:11377 AND 11364 HS. SEE REPORT
O	D	R	4542 SLAUSON AV, LAD	5	SPANISH TRANSLATION TO ENGLISH	ASSISTED 274A WITH SPANISH SPEAKER SUSPECT

Incident Date: 05/30/2008

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
O	D	R	4542 SLAUSON AV, LAD	4		ARRESTED [REDACTED] RE:108000 IN WARRANTS. CITED RE:11357B HS. SEE REPORT

Incident Date: 06/17/2008

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
O	D	R	4542 SLAUSON AV, LAD	9	10-29V	DUPLICATE TAG. SEE TAG-10 FOR INFO.
O	D	R	4542 SLAUSON AV, LAD	10	10-29V	ARRESTED [REDACTED] FB/112987 AND [REDACTED] MB/012881 RE: 10- 29V/10851A. SEE RPT FOR FUTHER 408-01724- 2767-733.
O	D	R	4542 SLAUSON AV, LAD	11		X-270S AS NEEDED WITH CALL.

Incident Date: 06/17/2008

S	R	P	Location	Tag	Dispatch Text	Clearance Text
O	D	R	4542 SLAUSON AV, LAD	12	10-29V L/O	X-270S RE:10-29V OUT OF LAS VEGAS.DID CHP 180 RPT.
O	D	R	4542 SLAUSON AV, LAD	21	LATE OBS	DETAINED 2 RE: 10851.SEE RPT BY 274

Incident Date: 06/18/2008

S	R	P	Location	Tag	Dispatch Text	Clearance Text
O	D	R	4542 SLAUSON AV, LAD	2		W/A DRIVER RE:PC

Incident Date: 07/23/2008

S	R	P	Location	Tag	Dispatch Text	Clearance Text
O	D	R	4542 SLAUSON AV, LAD	150		C/ [REDACTED] MB/05061981RE:4000ACVC

Incident Date: 07/30/2008

S	R	P	Location	Tag	Dispatch Text	Clearance Text
C	D	R	4542 SLAUSON AV, LAD "JETT INN MOTEL"	85	INF SAID HER GRANDSON ENTERED THE ROOM TOOK HER PURSE AND KEYS USING BODILY FORCE. IWMSK IN THE LOBBY.	C/ [REDACTED] FB/041345 RE: 211R, SEE 02241 FOR FURTHER.

Incident Date: 08/13/2008

S	R	P	Location	Tag	Dispatch Text	Clearance Text
O	D	R	4542 SLAUSON AV, LAD	163		W/A DVR RE: 26708A2 CVC

Incident Date: 08/29/2008

S	R	P	Location	Tag	Dispatch Text	Clearance Text
O	D	R	4542 SLAUSON AV, LAD	1	POSS 207 VEH	STAKED OUT VEH.T-22 PER WATCH SGT.
O	D	R	4542 SLAUSON AV., LAD	12		X-MONCLAIR PD RE: CODE 5 ON POSS 207PC
O	D	R	4542 SLAUSON	13	POSS 207 SUSP	ARREST 3 207 PC SUSPECTS W/270S,271/EM,274/DAYS 2 VICT AT JETT INN
O	D	R	4542 SLAUSON, LAD	18		207PC AT JET INN. REFUELED/EOS.
O	D	R	4542 SLAUSON AV, LAD	26	THE JET INN	ARR 2 MB/A SUSPECTS,1 F /A SUSPECT RE:207PC,245A2PC, SEE RPT.
O	D	R	4542 SLAUSON AV, LAD	29	207PC AT THE JET INN.	207PC AT THE JET INN.

Incident Date: 08/30/2008



Incident Date: 08/30/2008

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
O	D	R	4542 SLAUSON AV, LAD	1	JET INN RE: 207PC	FOLLOW UP INV RE: 207

Incident Date: 09/02/2008

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
O	D	R	4542 SLAUSON AV, LAD	79	C-5 VEH AT LOC.	CODE 5, VEH AT LOC OF 207 SUSPECTS ARRESTED.

O	D	R	4542 SLAUSON AV, LAD	89	RECOVER VEH FROM LOC RE:207 FROM FRI.	X-DB RE:TOW OF VEH INVOLVED IN 207 CASE 08-02612-27.SE CHP-180.
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O	D	R	4542 SLAUSON AV, LAD	91	RECOVER VEH FROM 207 ON 082908.	ASSIST UNIT 274 A NEEDED, RE: RECOVER VEH FOM 207 ON 082908.
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O	D	R	4542 SLAUSON AV, LAD	93		X-274 RE:207PC VEH
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Incident Date: 09/18/2008

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
O	D	R	4542 SLAUSON AV, LAD	10	JET INN	W/A RE:4000ACVC VIOL

Incident Date: 09/19/2008

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
O	D	R	4542 SLAUSON AV, LAD	128		W/A RE:26708A2CVC VIOL.

Incident Date: 10/10/2008

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
O	D	R	4542 SLAUSON AV, LAD	26		C/[REDACTED] MB/101080 RE:925A. DETAINED DUE SMELL OF MARIJUANA COMING FRM VEH. UNABLE TO LOCATE SOURCE

Incident Date: 10/28/2008

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
O	D	R	4542 SLAUSON AV, LAD	6		W/A DRIVER RE:PC

O	D	R	4542 SLAUSON AV, LAD	7	JET INN LOT.	X-274A RE T.STOP.
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Incident Date: 11/01/2008

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
9	B	P	4542 SLAUSON AV, LAD "JET INN"	29	MALE VS FEM NFD FIGHTING OUTSIDE NO WEAPONS SEEN	

9	B	P	4542 SLAUSON AV, LAD "JET INN"	29	MALE VS FEM NFD FIGHTING OUTSIDE NO WEAPONS SEEN	CHKD LOC D/PS GPA UTL.
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Report RAPS 300  
Regional Allocation of Police Services  
Location Inquiry from 01/01/2005 To 12/31/2009

Incident Date: 11/01/2008

S	R	P	Location	Tag	Dispatch Text	Clearance Text
9	B	P	4542 SLAUSON AV, LAD "JET INN"	29	MALE VS FEM NFD FIGHTING OUTSIDE NO WEAPONS SEEN	X-273

Incident Date: 11/21/2008

S	R	P	Location	Tag	Dispatch Text	Clearance Text
9	B	P	4542 SLAUSON AV, LAD "JET INN"	22	CAR ON FIRE IN LOT	ASST FIRE/ENG 58 CPT LOCKETT RE:VEH FIRE. MECHANICAL DAM/FUEL LINE 5500 DAMAGE. NON-CRIMINALC/[REDACTED] MB/021088 OWNER SAID VEH OVERHEATED 10 MINS PRIOR

Incident Date: 11/27/2008

S	R	P	Location	Tag	Dispatch Text	Clearance Text
C	D	R	4542 SLAUSON AV, LAD "THE JET INN"	99	FEMALE AT LOC REFUSING TO LEAVE, SHE DOES HAVE A ROOM AND DOES NOT WANT TO GET ONE	CALL HANDLED BY 274 PRIOR TO MY ARRIVAL.

C	D	R	4542 SLAUSON AV, LAD "THE JET INN"	99	FEMALE AT LOC REFUSING TO LEAVE, SHE DOES HAVE A ROOM AND DOES NOT WANT TO GET ONE	C/[REDACTED] FB/110163 RE:415B CALL CIVIL MATTER ONLY D/P LEFT LOCATION
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Incident Date: 01/09/2009

S	R	P	Location	Tag	Dispatch Text	Clearance Text
O	D	R	4542 SLAUSON AV, LAD	2		CONSENSUAL ENCOUNTER.

O	D	R	4542 SLAUSON AV, LAD	3		DUP TAG TO TAG2
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Incident Date: 01/18/2009

S	R	P	Location	Tag	Dispatch Text	Clearance Text
O	D	R	4542 SLAUSON AV, LAD	4		DETAINED [REDACTED] MH/021683 RE:NARCO INV. W/A RE:OUT OF STATE MISD WARRANT, [REDACTED]

Incident Date: 03/30/2009

S	R	P	Location	Tag	Dispatch Text	Clearance Text
O	D	R	4542 SLAUSON AV, LAD	116		C/[REDACTED] MB083077 RE:925.

Incident Date: 04/21/2009

S	R	P	Location	Tag	Dispatch Text	Clearance Text
O	D	R	4542 SLAUSON AVE, LAD	130		W/A DRIVER RE 5200A CVC. [REDACTED]

Incident Date: 05/22/2009

Incident Date: 05/22/2009

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
O	D	R	4542 SLAUSON AV, LAD	44	JET INN	ARRT/CITE DRIVER RE DRIVE ON SUSP LIC. SEE RPT FOR FURTHER.

Incident Date: 06/09/2009

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
O	D	R	4542 SLAUSON AV, LAD	46		C/INF AND REALIZED WRONG PLATE WAS ENTERED. [REDACTED]

Incident Date: 07/01/2009

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
O	D	R	4542 SLAUSON AV, LAD	142		ARRESTED [REDACTED] MB/081966 RE:WARRANT

Incident Date: 08/04/2009

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
O	D	R	4542 SLAUSON AV, LAD	6		ARRESTED [REDACTED] MB/28 RE:11350A AND 11550A HS. SEE REPORT

Incident Date: 09/04/2009

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
C	B	P	4542 SLAUSON AV, LAD "JETT INN"	90	FEMALE AT FRONT DESK ARGUING WITH HOTEL MANAGER SCREAMING HEARD OVER PHONE	

C	B	P	4542 SLAUSON AV, LAD "JETT INN"	90	FEMALE AT FRONT DESK ARGUING WITH HOTEL MANAGER SCREAMING HEARD OVER PHONE	HNDLED FOR 275R, DP GPA/UTL.
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C	B	P	4542 SLAUSON AV, LAD "JETT INN"	90	FEMALE AT FRONT DESK ARGUING WITH HOTEL MANAGER SCREAMING HEARD OVER PHONE	SUSPECT GPA/UTL
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Incident Date: 09/05/2009

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
C	B	P	4542 SLAUSON AV, LAD "JETT INN"	7	HOTEL MGR STATED THAT THERE IS A FEMALE WALKING IN THE HALLWAY KNOCKING ON DOORS AND SPEAKING INCOHERENTLY CAUSING A DISTURBANCE	

Report RAPS 300  
Regional Allocation of Police Services  
Location Inquiry from 01/01/2005 To 12/31/2009

Incident Date: 09/05/2009

S	R	P	Location	Tag	Dispatch Text	Clearance Text
C	B	P	4542 SLAUSON AV, LAD "JET INN"	7	HOTEL MGR STATED THAT THERE IS A FEMALE WALKING IN THE HALLWAY KNOCKING ON DOORS AND SPEAKING INCOHERENTLY CAUSING A DISTURBANCE	ASST 274 AS NEEDED
C	B	P	4542 SLAUSON AV, LAD "JET INN"	7	HOTEL MGR STATED THAT THERE IS A FEMALE WALKING IN THE HALLWAY KNOCKING ON DOORS AND SPEAKING INCOHERENTLY CAUSING A DISTURBANCE	X-274 AS NEEDED
C	B	P	4542 SLAUSON AV, LAD "JET INN"	7	HOTEL MGR STATED THAT THERE IS A FEMALE WALKING IN THE HALLWAY KNOCKING ON DOORS AND SPEAKING INCOHERENTLY CAUSING A DISTURBANCE	CONT [REDACTED] D/P LEFT LOCATION WITHOUT INCIDENT
C	B	P	4542 SLAUSON AV, LAD "JET INN"	7	HOTEL MGR STATED THAT THERE IS A FEMALE WALKING IN THE HALLWAY KNOCKING ON DOORS AND SPEAKING INCOHERENTLY CAUSING A DISTURBANCE	ASSIST 274

Incident Date: 11/16/2009

S	R	P	Location	Tag	Dispatch Text	Clearance Text
O	D	R	4542 SLAUSON AV, LAD	127		C/DEVILLE MB/A RE: POSS NARCO ACTIVITY. FI COMPLETED

Incident Date: 11/18/2009

S	R	P	Location	Tag	Dispatch Text	Clearance Text
O	D	R	4542 SLAUSON AV, LAD	117	JETT INN	ARRESTED AND FIELD RELEASED [REDACTED] RE 10-29T

Incident Date: 12/07/2009

S	R	P	Location	Tag	Dispatch Text	Clearance Text
C	B	P	4542 SLAUSON AV, LAD "JET INN"	28	INF STATES PERSON AT THE FRONT DESK CAUSING A DISTURBANCE	X-273A AS NEEDED.
C	B	P	4542 SLAUSON AV, LAD "JET INN"	28	INF STATES PERSON AT THE FRONT DESK CAUSING A DISTURBANCE	X-273A AS NEEDED
C	B	P	4542 SLAUSON AV, LAD "JET INN"	28	INF STATES PERSON AT THE FRONT DESK CAUSING A DISTURBANCE	C/[REDACTED] MB/55 RE:415B, VERBAL ONLY

April 23, 2010

## ATTACHMENT C

Robert S. Glaser  
Special Projects  
Los Angeles County  
Department of Regional Planning

Mr. Glaser


The Ladera Heights Civic Association is a community-based organization representing the residents of over 4,400 homes. One of the goals of our Association is to promote and maintain a safe and attractive residential community. In pursuit of this goal, our Association has been asked to contact you regarding the zoning permits pending renewal for the Jet Motel located at 4542 W. Slauson Ave, Los Angeles, CA 90043.

Mr. Will Nieves, the property owner's representative, attended our March 18, 2010 meeting and provided an overview of the permit renewal process. It is our belief that a public hearing date has not yet been determined. We understand from Mr. Nieves that if all basic factors are in place upon review, the County will allow the establishment to continue operation with minor improvements to the interior and exterior.

The Ladera Heights Civic Association respectfully requests the Department of Regional Planning give serious consideration to the information recently provided to you by Lt. Gautt of the LASD. You will find the Sheriff responded to quite a few calls over the past 5 years, many of which were high risk. At a glance, they have inadequate lighting and no apparent security.

We feel it is imperative the Jet Motel be required by Regional Planning to mitigate any inadequacies that promote negative activities. Our residents are concerned for the safety of this community and as our neighbor we expect the Jet Motel to promote and maintain a safe environment.

Sincerely



Ronni Cooper  
President, Ladera Heights Civic Association

cc:

Erin Stennis, Deputy to Supervisor Mark Ridley-Thomas  
Sgt. Ron Thrash, LASD  
Lt. R. Gautt, LASD  
Captain O. Victory, LASD  
Allan Boodnick, V.P., LHCA  
Margaret Bowers, V.P., LHCA  
Ron Woods, Treasurer, LHCA

# ATTACHMENT C

Glaser, Rob

---

**From:** Sandra Izsadore [izsadore@sbcglobal.net]  
**Sent:** Saturday, May 22, 2010 4:54 PM  
**To:** Glaser, Rob  
**Subject:** JET MOTEL

Mr. Glaser I am a resident of the area for more than twenty-five years. I have also noticed within the past eight years there has been an increase in the number of helicopters in the area. I believe this is due to the transient population in the Neighborhood frequenting the Jet Motel. Whatever your office can do to make this a safer neighborhood for the children and residence will be greatly appreciated. The motel is not the problem, but the way business is handled should be addressed. Thank You in advance for your attention to this matter.

Sandra Izsadore "where it happens is where it takes place" Single "NIGERIA" Now Available on ITUNES Check the video <http://www.youtube.com/watch?v=8mmrBdjrzdk> Loose 2-3 sizes in 10 minutes <http://www.ardysslife.com/?ID=izsadore> check the new podcast <http://sandraizsadore.podomatic.com>

# ATTACHMENT C

**Glaser, Rob**

---

**From:** Ellen Christensen [edchristensen@yahoo.com]  
**Sent:** Tuesday, May 25, 2010 10:21 AM  
**To:** Glaser, Rob  
**Subject:** Windsor Hills - Jet Inn

This e-mail is in support of United Homeowners regarding the Jet Inn located on Slauson Avenue in Windsor Hills. For as long as I have lived there it has been an attractive nuisance. The premises warrant a more positive re-purposing...





View of the Jet Inn Motel from the north side of Slauson Avenue.



View of parking facility under the Motel building.



View of west driveway entrance from Slauson Avenue.



View of the swimming pool.





View of inside the room.

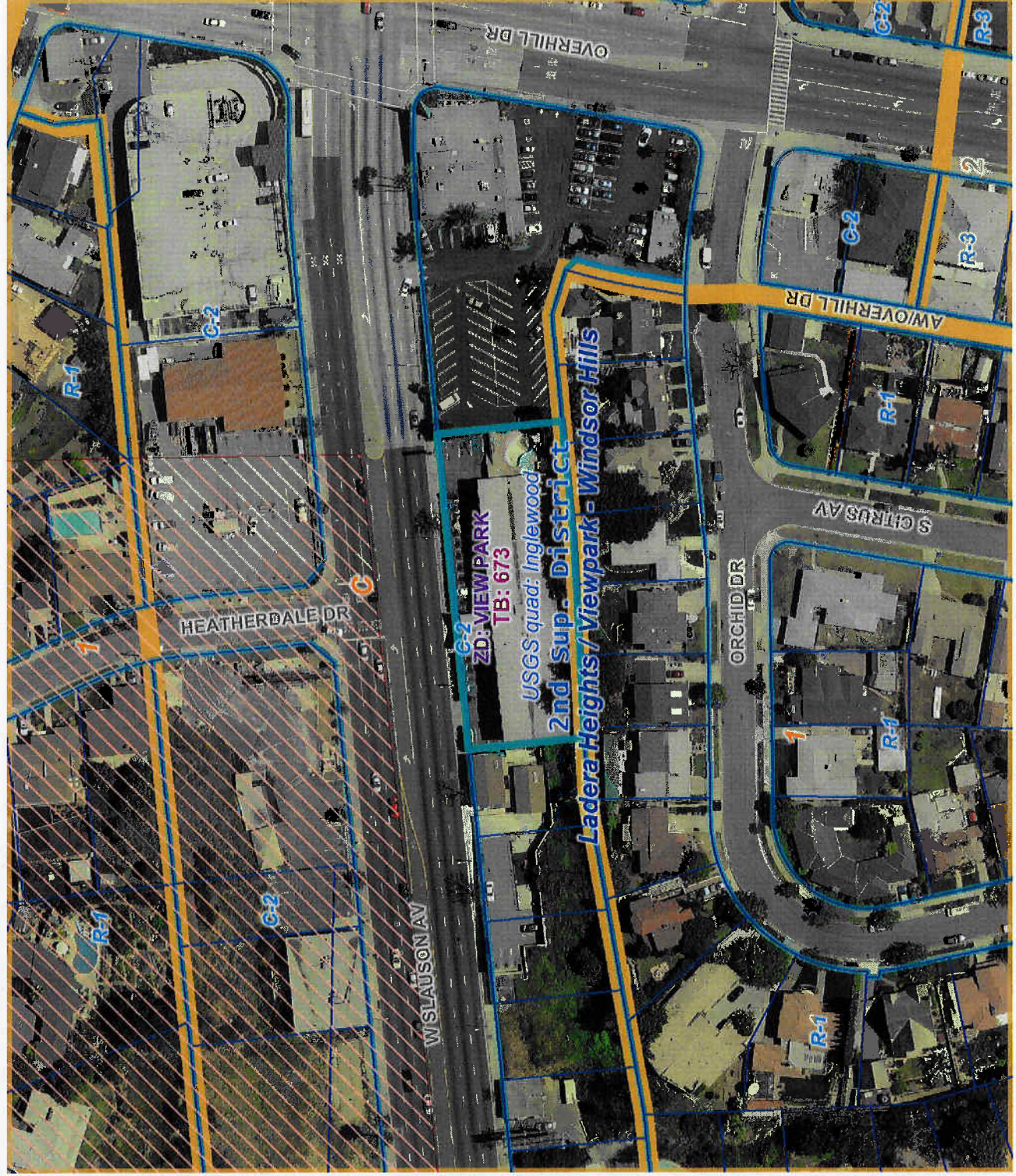


View of hallway corridor.

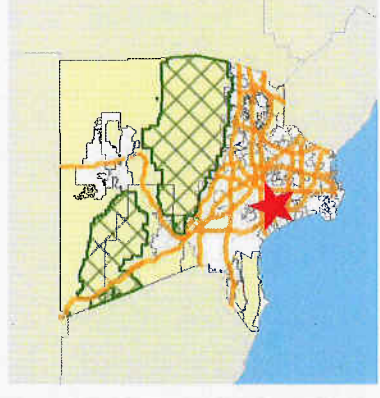


View of shrubs in front of the motel.

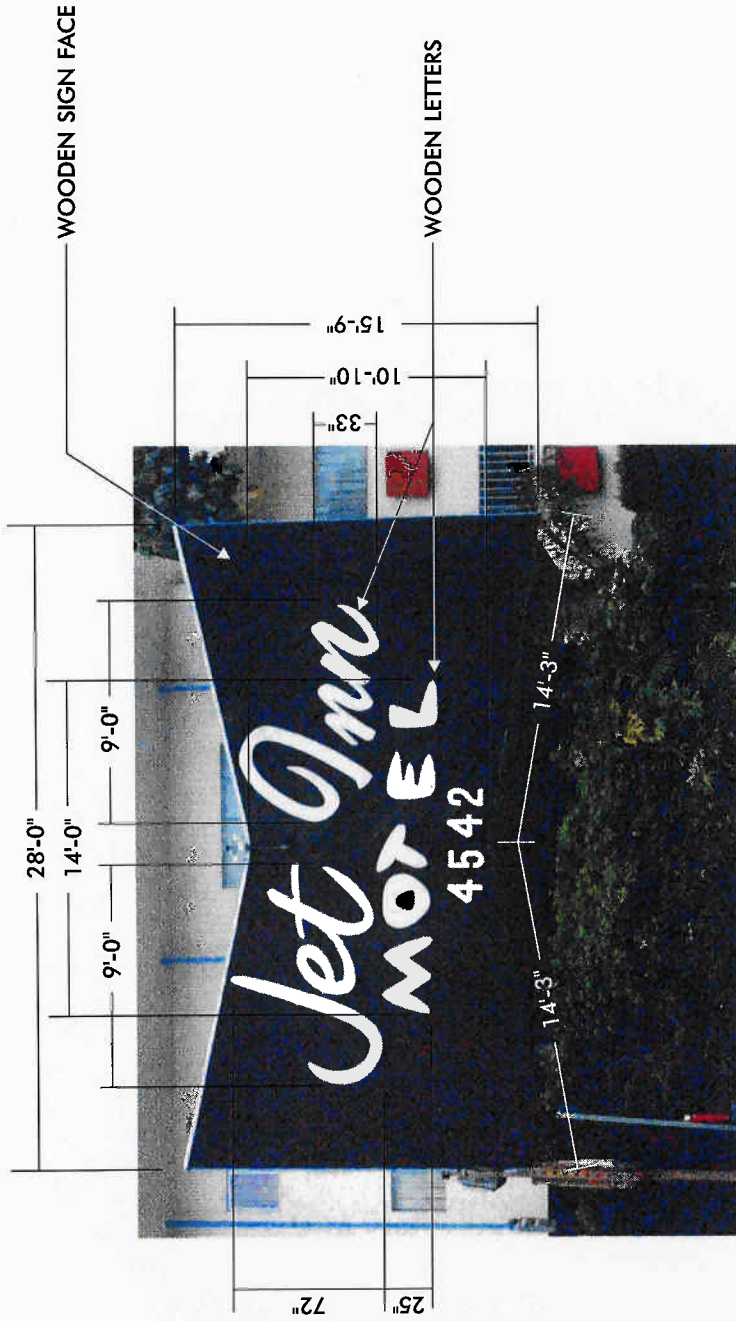




Note: This is a static legend, which includes only a portion of layers. To get full legend, please use "Display Map Legend" on the top left side of screen.

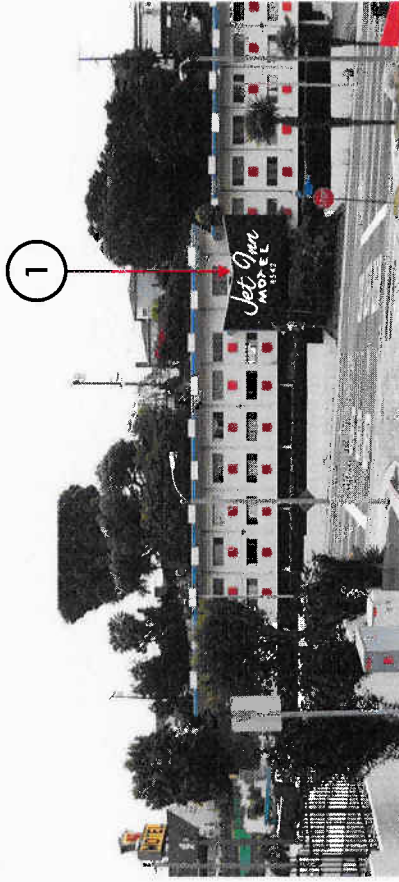






# 1 EXISTING SINGLE-FACED SIGN

SCALE: NTS



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 www.absolute-sign.com

**CLIENT:** Jet Inn Motel  
**LOCATION:** 4542 W Slauson Ave, Los Angeles, CA  
**SALES:** Tish Scialampo  
**SCALE:** NTS  
**DATE:** 7.2.09  
**DESIGNER:** J.W.  
**PAGE:** 1 OF 6

## REVISION

Δ 7.9.09  
 Δ 7.13.09

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10 1/2" DEEP CABINET SIGN WITH  
1 1/2" RETAINERS



CABINET SIGN WITH 2" RETAINERS  
AND 2" DEEP RAISED ACRYLIC LETTERS

4" O.D.  
STEEL POLE

## 2 EXISTING DOUBLE-FACED SIGN

SCALE: NTS

2



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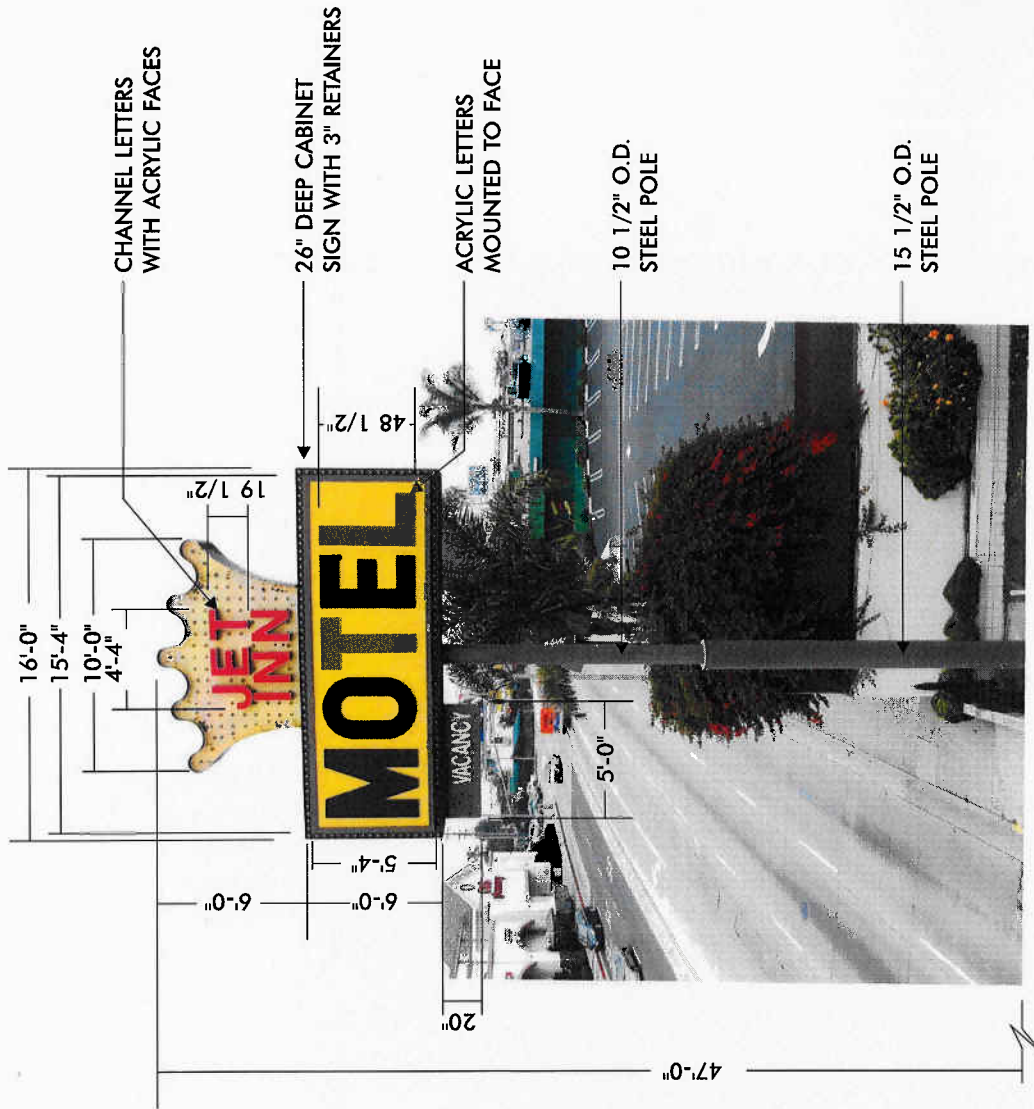
<b>CLIENT:</b>	Jet Inn Motel	Existing Sign Conditions and Sizes
<b>LOCATION:</b>	4542 W Slauson Ave, Los Angeles, CA	
<b>SALES:</b>	Tish Scialampo	<b>DESIGNER:</b> J.W.
<b>SCALE:</b>	NTS	<b>DATE:</b> 7.2.09
		<b>PAGE :</b> 2 OF 6

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### 3 EXISTING DOUBLE-FACED SIGN

SCALE: NTS

3

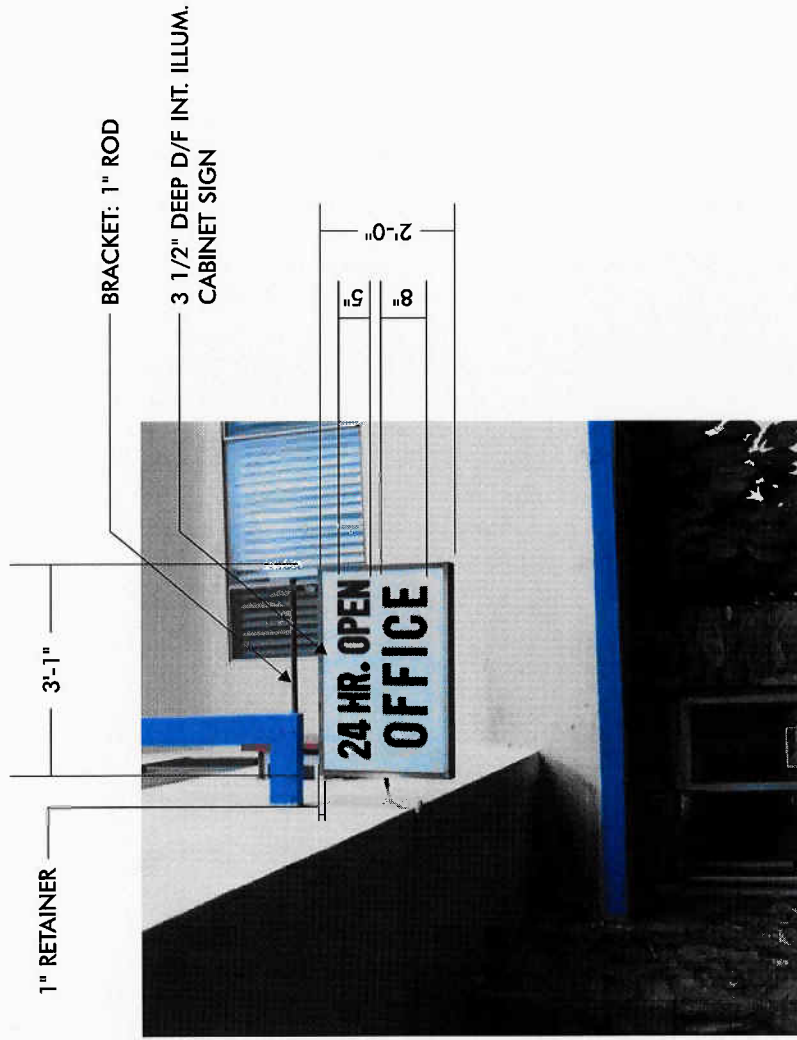


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<b>CLIENT:</b>	Jet Inn Motel	<b>Existing Sign Conditions and Sizes</b>
<b>LOCATION:</b>	4542 W Slauson Ave, Los Angeles, CA	
<b>SALES:</b>	Tish Scialampo	<b>DESIGNER:</b> J.W.
<b>SCALE:</b>	NTS	<b>DATE:</b> 7.2.09
		<b>PAGE :</b> 3 OF 6

<b>REVISION</b>
Δ 7.9.09
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**4 EXISTING DOUBLE-FACED SIGN**  
SCALE: NTS

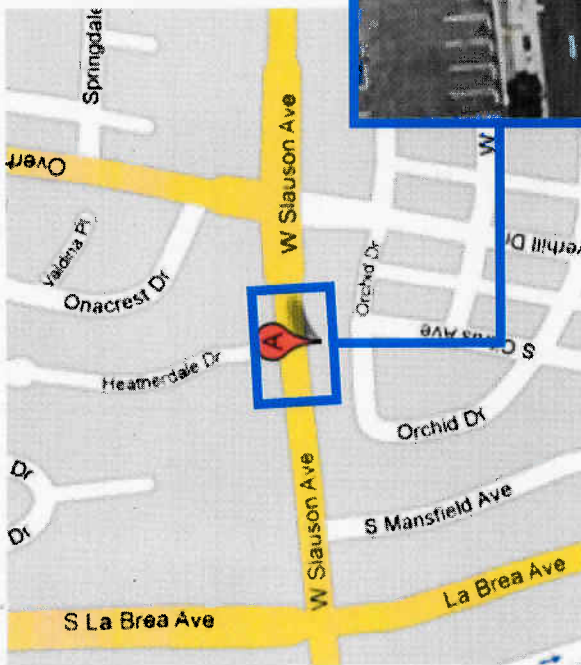
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www.absolute-sign.com

<b>CLIENT:</b>	Jet Inn Motel	Existing Sign Conditions and Sizes	
<b>LOCATION:</b>	4542 W Slauson Ave, Los Angeles, CA		
<b>SALES:</b>	Tish Scialampo	<b>DESIGNER:</b>	J.W.
<b>SCALE:</b>	NTS	<b>DATE:</b>	7.2.09
		<b>PAGE :</b>	4 OF 6

REVISION
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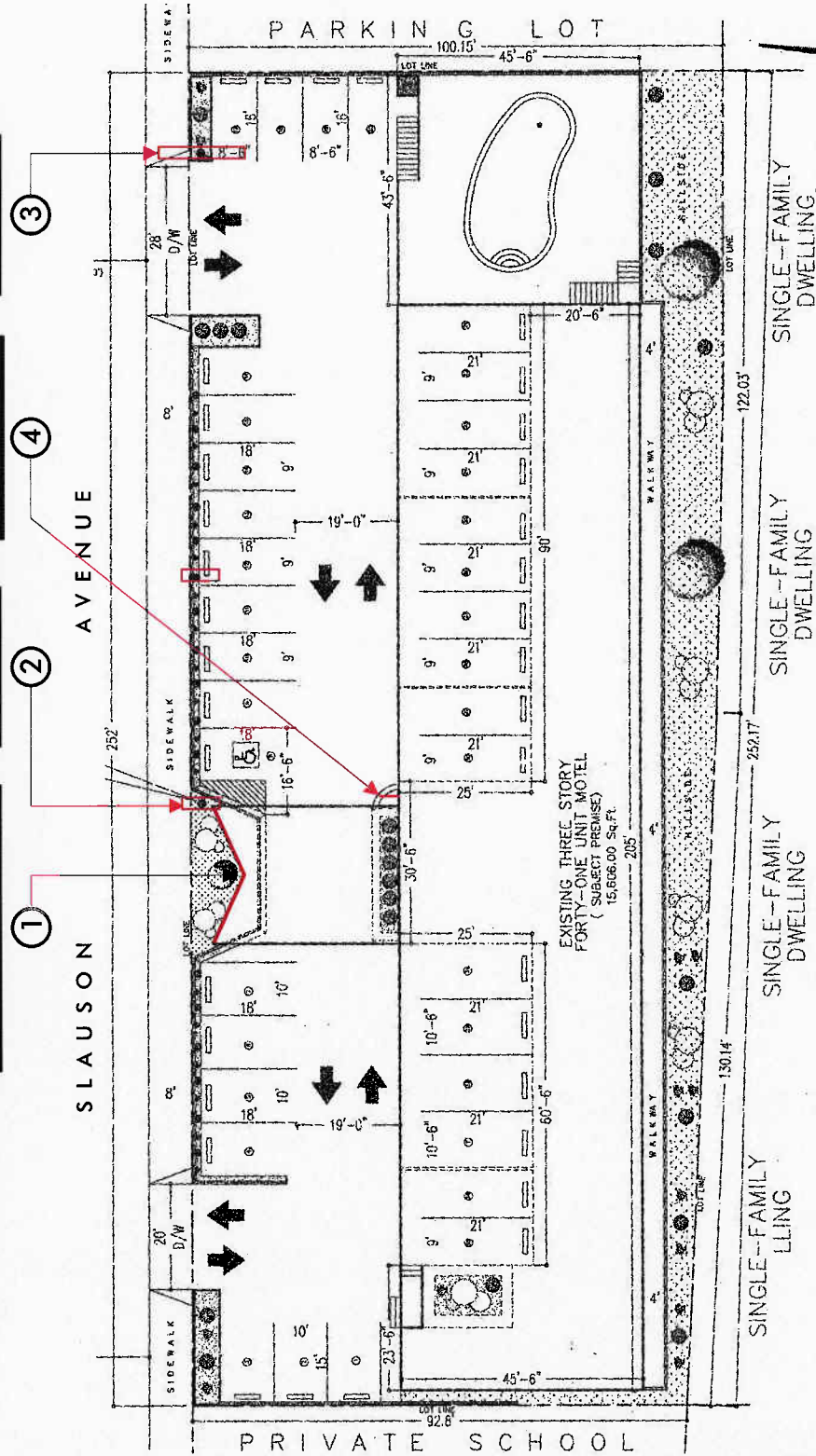


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CLIENT:	Jet Inn Motel	Existing Sign Conditions and Sizes
LOCATION:	4542 W Slauson Ave, Los Angeles, CA	
SALES:	Tish Scialampo	DESIGNER: J.W.
SCALE:	~1/32" = 1'-0"	DATE: 7.2.09
		PAGE: 6 OF 6

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Los Angeles County Department of Regional Planning  
320 West Temple Street  
Los Angeles, California 90012  
Telephone (213) 974-4971  
**PROJECT NUMBER R2008-02179-(2)**  
**Conditional Use Permit No. 201000038**

**PUBLIC HEARING DATE**  
6-23-10

**AGENDA ITEM**  
NO. 7

**RPC CONSENT DATE**  
N/A

**CONTINUE TO**  
N/A

**APPLICANT**

Jet Inn Motor Motel

**OWNER**

Mosut Company Inc.

**REPRESENTATIVE**

Nieves and Associates

**PROJECT DESCRIPTION**

The applicant, Jet Inn Motor Motel, is requesting a Conditional Use Permit to operate a motel with less than required parking per current code in the C-2 (Neighborhood Business) zone, pursuant to Section 22.28.160 of the Los Angeles County Zoning Code. Although the motel was lawfully established prior to conditional use permits for motels in the C-2 zone, the applicable amortization period has expired. Therefore, the approval of this grant will authorize the continued operation of a 41-room motel with 36 parking spaces as originally developed, which is five (5) fewer spaces than would be required under current standards. This motel is not required to meet current parking standards pursuant to 22.56.1510 of the Los Angeles County Code under the continuation of a legally established non-conforming use, building, and structure, since no alteration or addition to the building is being proposed.

**REQUIRED ENTITLEMENTS**

**The request is for a Conditional Use Permit to operate a motel in the C-2 (Neighborhood Business) zone, pursuant to Section 22.28.160 of the Los Angeles County Code. This grant will authorize the continued operation of an existing 41-room motel.**

**LOCATION/ADDRESS**

4542 W. Slauson Avenue, Los Angeles, CA 90043, between La Brea Avenue and Overhill Drive.

**SITE DESCRIPTION**

The site plan depicts a 15,606 square foot three story building on a 24,584 square foot lot. The building contains 41 rental units, a manager's unit, a lobby office and storage rooms. Each unit consists of a single bedroom and bathroom. The manager's unit contains a kitchen, bathroom, living room, an office and two bedrooms. There is access to all floors through stairwells located on the west, east and middle of the building. An alternative access to all floors can be made through an elevator located in the middle of the building through the ground floor lobby. There are two access driveways from Slauson Ave. to the parking lot. The driveway system, 20-28 feet wide, provides vehicular access to the site and parking lot with 36 spaces. (29 standard, 6 compact, and 1 handicapped). A portion of the parking lot is covered by the motel building. A swimming pool is located on the southeast corner of the site. The subject property has approximately 3,542 square feet of landscaping throughout the parking lot. There are two existing business signs, one approximately 28 square feet in size, 16 feet tall and another approximately 86 square feet in size, 47 feet tall located along Slauson Ave.

**ACCESS**

From Slauson Avenue

**ZONED DISTRICT**

View Park

**ASSESSORS PARCEL NUMBER**

4019-012-008

**COMMUNITY**

Ladera Heights/View Park-Windsor Hills

**SIZE**

0.57 Acres (24,584 square feet)

**COMMUNITY STANDARDS DISTRICT**

None

**EXISTING LAND USE**

**EXISTING ZONING**

Project Site

Existing 41 unit motel

C-2 (Neighborhood Business) Zone

North

Church, CVS pharmacy, vacant car wash, vacant lots, single-family residences

C-2, R-1-5,000 (Single-Family Residence) Zone

East

Parking lot, health food market, restaurants, retail shopping center

C-2 (Neighborhood Business) Zone

South

Single-family residences and multi-family residences

R-1, R-3 (Limited Multiple-Family Residence) Zone

West

Private school, accountant office, psychic service, single-family residential, multi-family residences

C-2 (Neighborhood Business) Zone

**GENERAL PLAN/COMMUNITY PLAN**

Countywide General Plan

**LAND USE DESIGNATION**

Commercial

**MAXIMUM DENSITY**

N/A

**ENVIRONMENTAL DETERMINATION**

Class 1 Categorical Exemption-Existing Facilities

**RPC LAST MEETING ACTION SUMMARY**

**LAST RPC MEETING DATE**

6-23-10

**RPC ACTION**

Approved w/ condition changes

**NEEDED FOR NEXT MEETING**

**MEMBERS VOTING AYE**

4

**MEMBERS VOTING NO**

0

**MEMBERS ABSTAINING/ABSENT**

1

**TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS**

**STAFF CONTACT PERSON:** Rob Glaser

**RPC HEARING DATE(S)**

6-23-10

**RPC ACTION DATE**

6-23-10

**RPC RECOMMENDATION**

Approved w/ condition changes

**MEMBERS VOTING AYE**

4

**MEMBERS VOTING NO**

0

**MEMBERS ABSTAINING**

1

**STAFF RECOMMENDATION (PRIOR TO HEARING):**

**SPEAKERS\***

(O) 2 (F) 3

**PETITIONS**

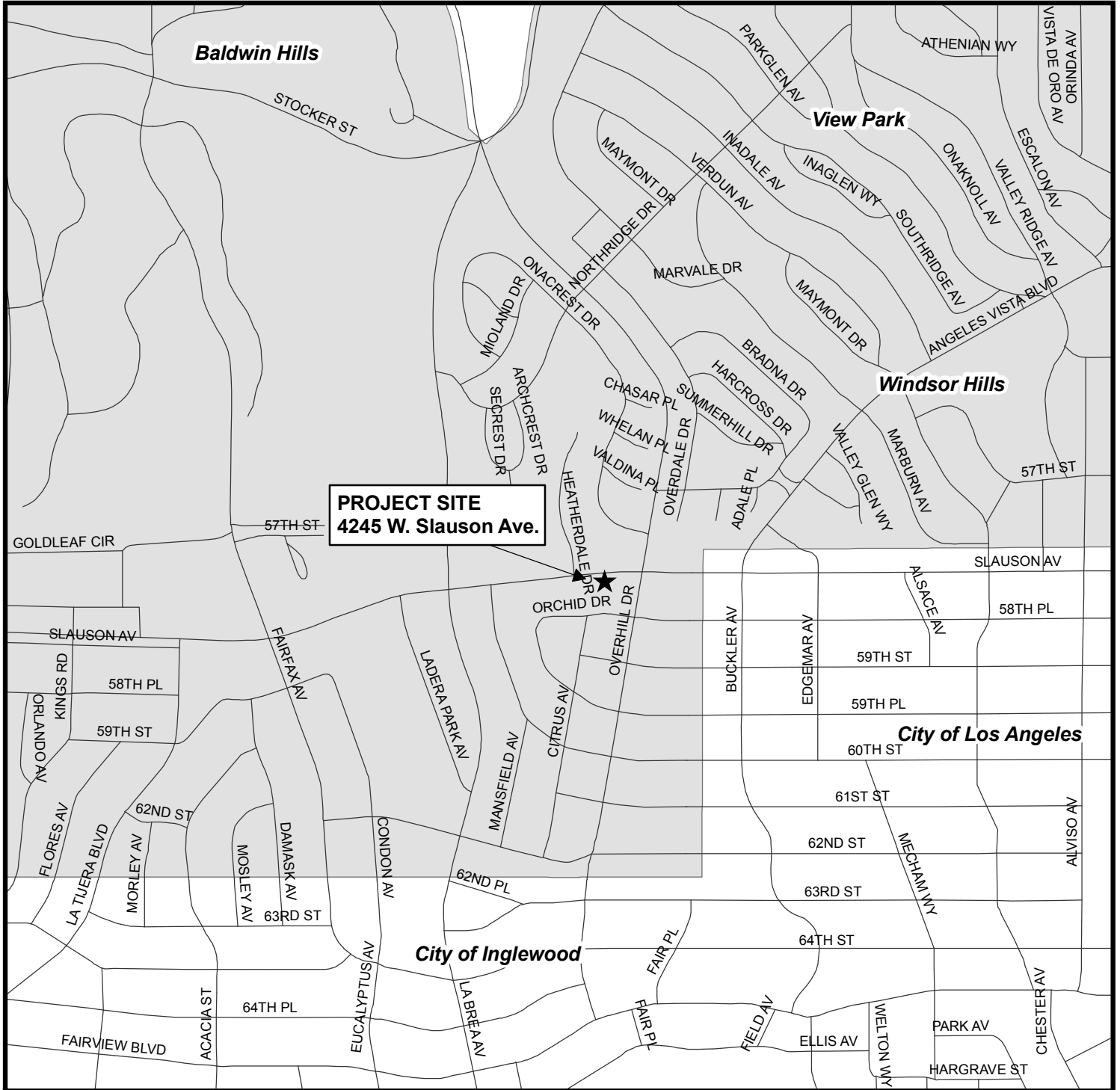
(O) 0 (F) 0

**LETTERS**

(O) 1 (F) 5

(O) = Opponents (F) = In Favor

# VICINITY MAP



## Legend

- Freeways
- TB Streets
- Unincorporated Area

**PROJECT NUMBER R2008-02179 - (2)**  
**CONDITIONAL USE PERMIT NO. 201000038**



0 550 1,100 2,200 3,300 4,400 Feet

1 inch = 1,000 feet